

**FOR SALE**

**INDEMNITY HOUSE  
CHATHAM STREET  
MANCHESTER  
M1 3AY**

- Rare opportunity to purchase a City Centre freehold
- Attractive period building
- Potentially suitable for redevelopment (subject to planning)
- Prime location in the heart of Manchester City Centre
- Close proximity to all City Centre retail, bars, restaurants, transport links etc.

Net Internal 492.4m<sup>2</sup> (5,301 sq ft)  
Gross Internal 635.7m<sup>2</sup> (6,843 sq ft)

**MANCHESTER CITY CENTRE FREEHOLD BUILDING**

**0161 833 9797** [www.wtgunson.co.uk](http://www.wtgunson.co.uk)



Piccadilly Gardens

The  
Property

## LOCATION

The property is situated on the south east side of Chatham Street at its junction with Roby Street in the heart of Manchester City Centre.

Piccadilly Gardens is within close proximity as is Piccadilly Train Station. All City Centre shops, bars, restaurants, hotels and transport links are within close proximity.

In the immediate location, it is worth noting that the former Grade II listed bank premises adjacent to the subject property and the land next to this have plans in for a 22 storey hotel tower including 350 bedrooms.

Piccadilly Train Station 

## DESCRIPTION

The property comprises an attractive three storey brick built period building beneath a flat roof.

The property named “Indemnity House” was originally built in 1910 with its original tenant being the Manchester and Salford Boys & Girls Refuges and Homes Society.

<http://manchesterhistory.net/manchester/tours/tour13/area13/page59.html>

In recent times, the property has been occupied by the YMCA as a training centre.

Internally, the accommodation is arranged over ground, first, second floor and basement and comprises a series of offices and training rooms. The property has carpeted floors, suspended ceilings incorporating Cat II lighting and gas central heating.

The property would suit a variety of uses including redevelopment on a subject to planning basis.

The property is currently leased to YMCA but they have exercised their break clause and are due to vacate in April 2019.



## ACCOMMODATION

As measured on a net/gross internal basis in accordance with the RICS Property Measurement 1<sup>st</sup> Edition, the areas are as follows:

### NIA

Lower Ground Floor	1,210 ft <sup>2</sup>	112.4 m <sup>2</sup>
Ground Floor	1,495 ft <sup>2</sup>	138.9 m <sup>2</sup>
First Floor	1,291 ft <sup>2</sup>	119.9 m <sup>2</sup>
Second Floor	1,305 ft <sup>2</sup>	121.2 m <sup>2</sup>
<b>Total</b>	<b>5,301 ft<sup>2</sup></b>	<b>492.4m<sup>2</sup></b>

### GIA

Lower Ground Floor	1,797 ft <sup>2</sup>	166.9 m <sup>2</sup>
Ground Floor	1,859 ft <sup>2</sup>	172.7 m <sup>2</sup>
First Floor	1,592 ft <sup>2</sup>	147.9 m <sup>2</sup>
Second Floor	1,595 ft <sup>2</sup>	148.2 m <sup>2</sup>
<b>Total</b>	<b>6,843 ft<sup>2</sup></b>	<b>635.7 m<sup>2</sup></b>

## BUSINESS RATES

The property has a Rateable Value of £52,000 and the Rates Payable are £25,636pa (2018/19 - 49.3p/£).

## TENURE

Freehold.

## PURCHASE PRICE

Offers in the region of £1.75million.

## VAT

All figures quoted are exclusive of but may be liable to VAT.

## EPC

A copy of the EPC is available on request.

## VIEWING

By appointment with the sole agents:

W T Gunson for the attention of

Neale Sayle

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Tel: 0161 833 9797

