

FOR SALE

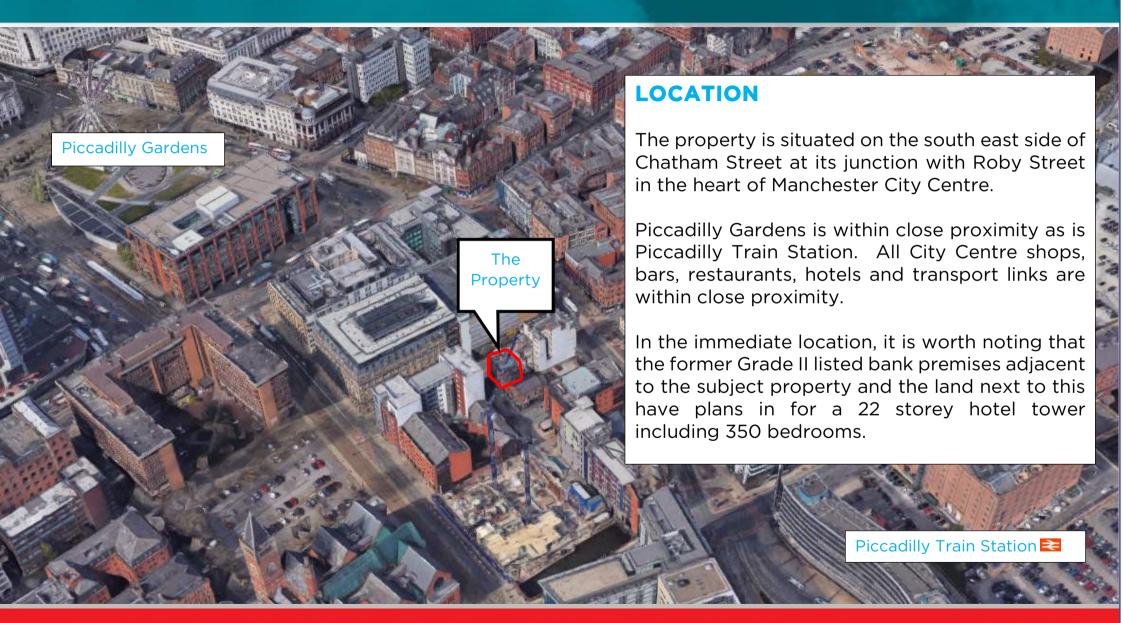


INDEMNITY HOUSE CHATHAM STREET MANCHESTER M1 3AY

- 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 492.4m² (5,301 sq ft) Gross Internal 635.7m² (6,843 sq ft)









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 1st Edition, the areas are as follows:

NIA

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

GIA

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

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 £1.75 million.

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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