

FOR SALE / TO LET

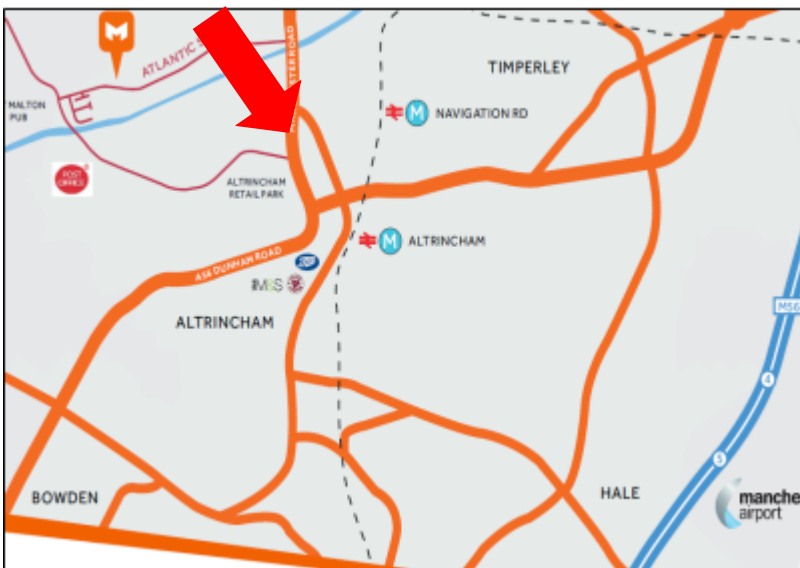
SELF CONTAINED
OFFICE BUILDING

ON SITE
PARKING



5,286 sq ft (491 m²)
total NIA of offices, plus a self contained 2 bedroom flat.

**OLD LLOYDS CHAMBERS
139-141 MANCHESTER ROAD
ALTRINCHAM
WA14 5HY**



Location

Old Lloyds Chambers occupies a very prominent position on Manchester Road (A56) one of the main arterial roads into Manchester.

Junctions 6 & 7 of the M56 are 5 mins drive from the property and Junction 7 of the M60 motorway is 10 minutes drive to the north.

Navigation Road Metrolink station is within easy walking distance as are all the local amenities. Manchester City centre is 6 miles to the north.

Consultant Surveyors
Commercial Property Consultancy, Disposals, Acquisitions and Management



Description

As the name implies, Old Lloyds Chambers is a former bank that has been sympathetically converted to provide character office accommodation, yet retaining a good number of the original features of the bank. The premises are centrally heated (gas fired), fitted to a good standard, with a mixture of light fittings and all office areas receive excellent natural light.

Accommodation

Old Lloyds Chambers provides self contained office accommodation over four floors (incl basement) as detailed below.

Externally there is car parking, accessed from Atlantic Street, for 4 cars, and a small yard area.

The net internal areas (NIA) are as follows: -

Basement	Storage areas Boiler room	1,736 sq ft	(161.3 sq m)
Ground Floor	2 Entrance halls Reception area Open plan area (former banking hall) 2 Offices Storeroom, kitchen & Toilets	1,737 sq ft	(161.4 sq m)
First Floor	5 private offices Toilets & Kitchen area	1,390 sq ft	(129.1 sq m)
Second Floor	2 Offices Toilet Self contained 2 bedroom flat (See below)	423 sq ft	(39.3 sq m)
Total NIA of Offices only		5,286 sq ft	(491.1 sq m) Exclusive of the 2 bedroom flat.

Residential Flat

On the second floor of the premises there is a self-contained two bedroom flat (accessed via one of the ground floor entrance halls). This flat is let on Protected (Rent Act) Tenancy, from approximately 1980, at an annual rental of £3,850 per annum. Further details are available upon request.

Terms

Old Lloyds Chambers is available freehold, subject to the residential tenancy, at a figure of **£500,000**. Vacant possession upon completion. Alternatively the premises are also available by way of a new full repairing and insuring lease (excluding the flat), for a term of years to be negotiated, at a rental of **£40,000 per annum**, exclusive.

Rates & Insurance

Under the terms of a lease, the tenant will be responsible for the payment of rates and the landlord's costs of insuring the premises.

Legal Costs

The ingoing tenant will be responsible for our client's reasonable legal costs incurred in the transaction, including stamp duty, court costs and VAT where applicable.

VAT

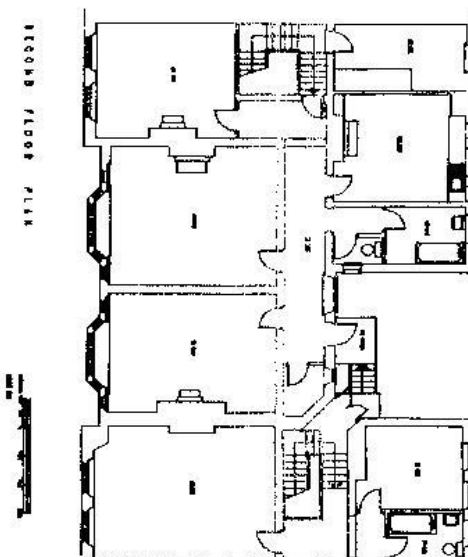
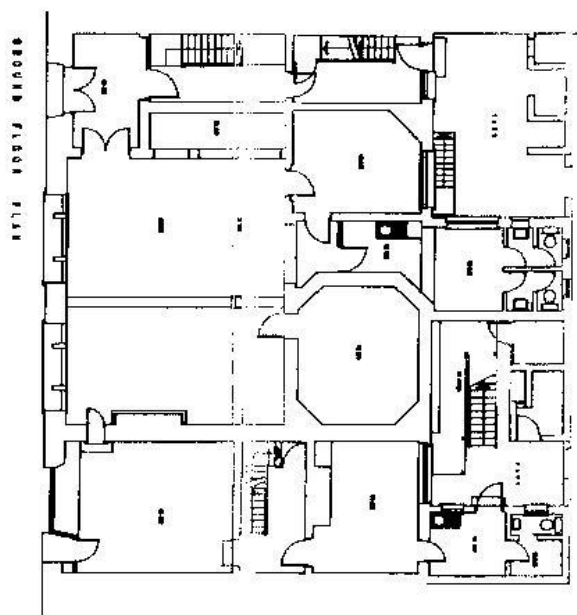
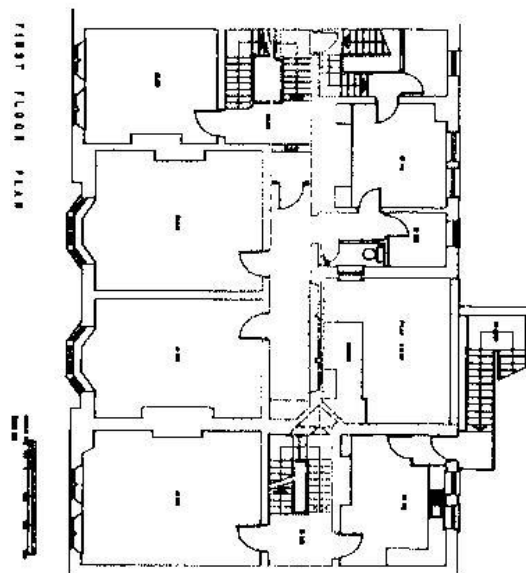
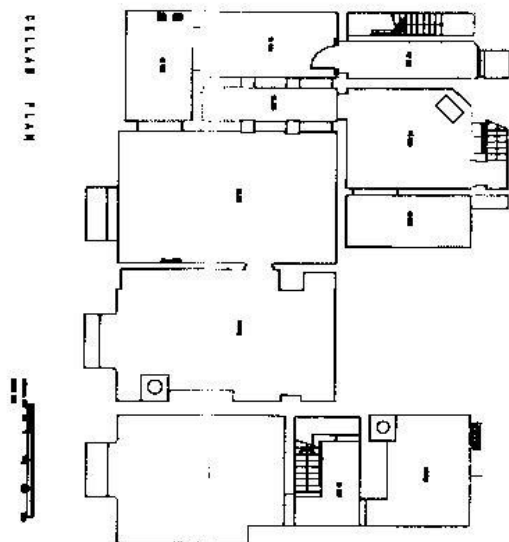
No election for VAT has been made on this property and as such VAT is not payable.

Viewing

By appointment with Regional Property Solutions - 0161-927-7824.

January 2019

FLOOR PLANS (Not to scale & for identification purposes only):



Larger scale floor plans are available upon request.

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