

FOR SALE



For Identification Purposes Only

CITY CENTRE DEVELOPMENT SITE

Approx 0.04 acres

17 Great Ducie Street
Manchester
M3 1PQ

- Opposite Manchester Arena
- Close to all City Centre amenities including retail, bars, restaurants, hotels and transport links

LOCATION

The property is situated on the east side of Great Ducie Street (A56) between the junctions of Breslyn Street and Mirabel Street in Manchester City Centre.

Manchester City Centre's inner ring road - Trinity Way is within close proximity. The Manchester Arena is situated directly opposite. Manchester Victoria Train Station and Metrolink Station are within close proximity. All City Centre retail, bars, restaurants, hotels etc are within close proximity.

DESCRIPTION

The property comprises a detached showroom/warehouse premises which is double storey to the front and single storey to the rear beneath a flat roof and a small car park for 2 cars.

Internally, the accommodation is arranged over ground floor, part first floor and basement.

The property sits on a site of 0.04 acres and is considered suitable for redevelopment.

ACCOMMODATION

The areas of the property are as follows:

Net Internal	191.81m ²	(2,065 sq ft)
Gross Internal	215.64 ²	(2,321 sq ft)

Site Area approx. 0.04 acres

PURCHASE PRICE

Offers in the region of £850,000.

TENURE

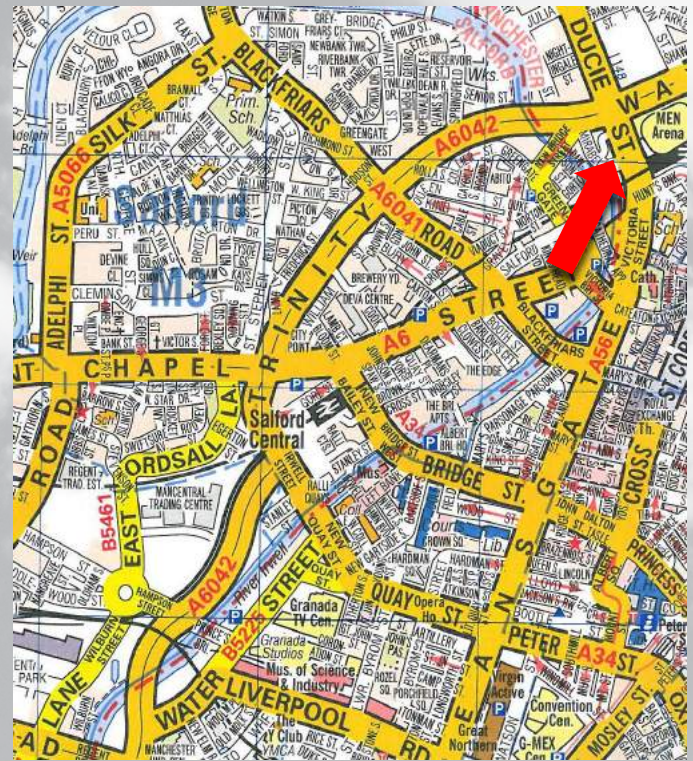
Long leasehold for a term of 990 years from 3rd April 1839 at a peppercorn ground rent.

BUSINESS RATES

The property has a Rateable Value of £10,000.

EPC

A copy of the EPC is available upon request.



VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of Neale Sayle
(Email: Neale.sayle@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: 20/3/19