

FOR SALE



OFFICE PREMISES

Would suit a variety of uses (STP)
322.45M² (3,470 SQ FT)

**BANK HOUSE
BURY OLD ROAD
MANCHESTER
M7 4PX**

- Popular Cheetham Hill Village location
- Close to Cheetham Hill Shopping Precinct
- 3 miles north of Manchester City Centre
- Junction 19 of M60 motorway approx. 2 miles to the north

LOCATION

The property is located on the west side of Bury Old Road at its junction with George Street north in Cheetham Hill Village, Manchester. Cheetham Hill Shopping Precinct is within close proximity. Manchester City Centre is approx. 3 miles to the south. Junction 19 of the M60 motorway is approx. 2 miles to the north.

DESCRIPTION

The property comprises a detached period building of brick construction beneath a pitched slate roof. Internally, on the ground and first floor the accommodation has been fitted out as offices and is generally cellular in layout. In addition, there is accommodation at lower ground floor level which has last been occupied by a retail clothing business.

Externally, there is land to the front of the property and a garden area to the rear. It is worth noting that there is a free public car park via George Street North to the rear of the property.

ACCOMMODATION

As measured on a net basis, the areas are as follows:-

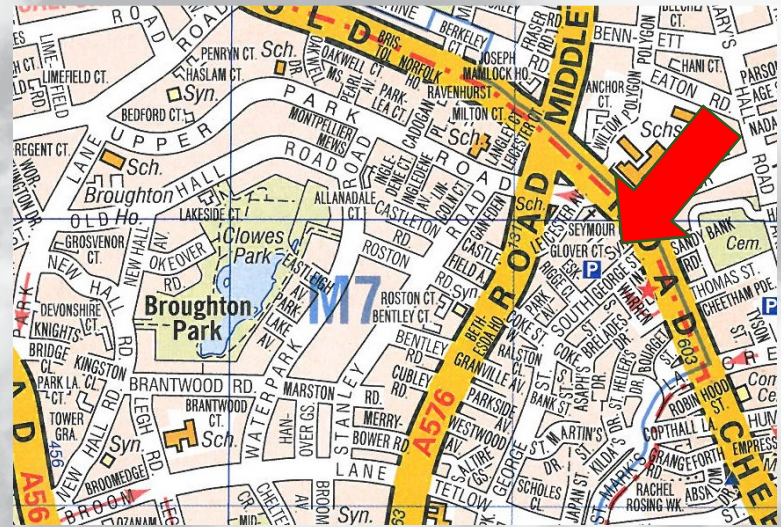
Ground Floor	126.6m ²	(1,363 sq ft)
First Floor	117.74m ²	(1,267 sq ft)
Lower Ground	78.11m ²	(840 sq ft)
TOTAL	322.45m²	(3,470 sq ft)

TENURE

Freehold.

ASKING PRICE

Offers in the region of £595,000.



BUSINESS RATES

The property has a rateable value of £21,500.

EPC

A copy of the EPC is available upon request.

VAT

We are informed that there will be no VAT payable on the purchase price.

VIEWING

By appointment with the sole agent:

W T Gunson

Neale Sayle
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Or

Nick Barnes
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