

**AVISON
YOUNG**

For Sale

44 Lord Street
Cheetham Hill
Manchester
M3

February 2019

Ruth Leighton

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avisonyoung.co.uk/14663

Excellent Opportunity



Two Open Days

26th February 10am - 12 Noon & **28th February** 9.30am - 11.30am

These Are The Only 2 Viewing Days - We Will Be Seeking Offers Shortly Thereafter

Location

The premises is located on Lord Street, off Cheetham Hill Road to the north of Manchester City Centre.

Manchester City Centre is approximately 0.5 mile to the south of the property and is accessed via the A665 Cheetham Hill Road or the A56 Bury New Road.

Description

The property comprises a detached two storey concrete frame building with brick elevations under a part flat/part trust double skin profiled clad roof. The property has been adapted to the previous owners use.

Externally, the unit has street parking with a single loading bay to the western elevation on Whitfield Street, accessed off Lord Street. To the east of the unit there is a fenced passageway between the subject building and the adjoining property.

Internally, the unit is on two floors, with a number of individual offices/storage areas at ground floor. The first floor provides a further office and storage area. The clear height on both floors is approximately 2.5 metres.

Services

We understand that all main services are available to the property.

Accommodation

Ground floor office	749 sq ft
Ground floor storage/production area	6,314 sq ft
First Floor	7,340 sq ft
Total	14,403 sq ft

Rateable Value

The property has the following assessment:

Warehouse and premises **£37,000**

Tenure

The property is available by way of an assignment of a 999 year lease from 17 August 1853.

Terms

This property is available via disposal of the long leasehold interest. Price on application.

VAT

All prices are exclusive of VAT.

EPC

An EPC is currently being prepared for the property and will be available shortly.

For further information

please contact:

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Property ref

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