

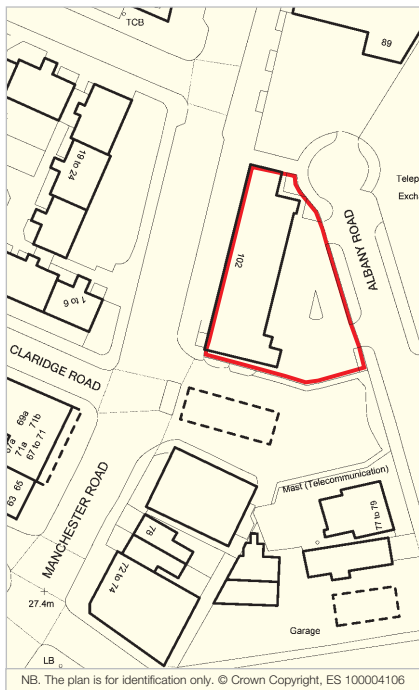
Chorlton Cum Hardy

102 Manchester Road
Greater Manchester
M21 9SZ

- **Freehold Office Investment**
- Let to Manchester City Council on a lease expiring 2021 (1)
- Comprising 1,176.85 sq m (12,668 sq ft) on a 0.1105 hectare (0.273 acre) site
- On-site parking for 21 cars
- Rent Review 2016
- Current Rent Reserved

£95,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure
Freehold.

Location
The city of Manchester, which has a population of approximately 500,000, is the principal industrial, cultural and commercial centre of the North-West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via an extensive motorway network being served by the M6, M56, M60, M61, M62, M66 and M67 motorways, Intercity rail links and an international airport. The property is situated on the east side of Manchester Road opposite its junction with Claridge Road. Occupiers close by include a Tesco Express an Esso Petrol Station (adjacent) and Chorlton District Centre is located close by.

Description
The property is arranged on ground and two upper floors to provide a purpose built detached office building which benefits from gas-fired central heating, a lift serving each floor, male and female WCs on each floor and on-site parking for 21 cars.

The property provides the following accommodation and dimensions:		
Ground Floor Offices	366.80 sq m	(3,948 sq ft)
Ground Floor Entrance	21.55 sq m	(232 sq ft)
First Floor Offices	383.35 sq m	(4,126 sq ft)
Second Floor Offices	397.20 sq m	(4,276 sq ft)
Second Floor Store	7.95 sq m	(86 sq ft)
Total	1,176.85 sq m	(12,668 sq ft)

Tenancy

The entire property is at present let to MANCHESTER CITY COUNCIL for a term of 10 years from 24th June 2011 at a current rent of £95,000 per annum, exclusive of rates. The lease provides for a rent review and tenant's option to break (1) in the fifth year of the term and contains full repairing and insuring covenants. We understand Manchester City Council (formerly Manchester Corporation) have been in occupation since 1973 and that the property is currently used by Manchester Social Services.

Tenant Information

Website Address: www.manchester.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 74 Chorlton Cum Hardy**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

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