

**Manchester  
Castle Industrial  
Estate  
Failsworth  
Greater Manchester  
M35 0HD**

- **Freehold Multi-Let Industrial Estate Investment**
- Comprising 11 units totalling some 5,572 sq m (59,979 sq ft) of accommodation
- 0.9 hectare (2.2 acre) site
- Residential development potential (1)
- No VAT applicable
- Total Current Rents Reserved  
**£125,640 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106



**Tenure**  
Freehold.

**Location**  
The city of Manchester 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 and it benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport. The property is situated in the suburb of Failsworth, some 4 miles north-east of the city centre on Oldham Road (A62), close to Junction 22 of the M60 Motorway. The property is located near the junction of Oldham Road and Beresford Street, in a mixed residential and industrial area. Adjacent to the property is One Boulevard, Manchester, a residential development scheme comprising 138 residential units.

**Description**  
The property is arranged to provide 11 industrial units totalling some 5,572 sq m (59,979 sq ft) of accommodation. There are loading/car parking areas on a site extending to 0.9 hectares (2.2 acres). The site benefits from two access points, one off Beresford Street and the other off Louvain Street.

**Planning (1)**  
Part or all of the site may lend itself to residential redevelopment. All enquiries in this regard should be made to Oldham Council Planning Department.  
Website Address: [www.oldham.gov.uk](http://www.oldham.gov.uk)

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**  
For EPC Rating please see website.

**Viewings**  
There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 34 Manchester**.



No.	Present Lessee	Accommodation (GIA)	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
1	Sheldon Upholstery	Ground Floor 329.60 sq m (3,548 sq ft) First Floor 176.70 sq m (1,902 sq ft)	2 years from 01.01.2018	£7,200 p.a.	Reversion 2020
2	Graham Tardiff	Ground Floor 231.90 sq m (2,496 sq ft) Mezzanine Floor 14.80 sq m (159 sq ft)	3 years from 01.01.2017	£6,000 p.a.	Reversion 2019
3	JHB Haulage Ltd	Ground Floor 517.30 sq m (5,568 sq ft) Former Plant Rooms 46.50 sq m (500 sq ft)	3 years from 01.01.2017	£8,400 p.a.	Reversion 2019
4	Pool Koil Aquatics Ltd	Ground Floor (2) 76.36 sq m (822 sq ft)	2 years from 01.08.2017	£3,000 p.a.	Reversion 2019
5	Piotir Gabruk	Ground Floor 113.45 sq m (1,221 sq ft) Mezzanine Floor 28.60 sq m (308 sq ft)	1 year from 01.04.2017	£5,700 p.a.	Reversion 2018
6	Carousel Soft Furnishings Ltd	Ground Floor 368.20 sq m (3,963 sq ft) First Floor 351.61 sq m (3,785 sq ft)	3 years from 01.02.2017	£10,400 p.a.	Reversion 2020
7	Carousel Soft Furnishings Ltd	Ground Floor 554.95 sq m (5,974 sq ft) First Floor 543.30 sq m (5,847 sq ft)	3 years from 01.02.2017	£15,400 p.a.	Reversion 2020
8	Clearcoat (North West) Ltd	Ground Floor 366.00 sq m (3,939 sq ft)	2 years from 01.01.2018	£13,250 p.a.	Reversion 2019
9	Cabbage Plant Ltd	Ground Floor 395.20 sq m (4,254 sq ft) Mezzanine Floor 84.60 sq m (910 sq ft)	1 year from 01.10.2015	£12,700 p.a.	Holding Over
10	Cohens Furniture Ltd	Ground Floor 567.90 sq m (6,113 sq ft)	5 years from 02.03.2017	£16,000 p.a.	Reversion 2022
11	Cohens Furniture Ltd	Ground Floor 805.50 sq m (8,670 sq ft)	5 years from 02.03.2017	£27,590 p.a.	Reversion 2022
(2) Not measured by Allsop. Floor area sourced from www.voa.gov.uk		<b>Total</b> 5,572 sq m (59,979 sq ft)	<b>Total £125,640 p.a.</b>		