

# Manchester Salisbury House Princess Street and Granby Row M1 7AR

- Freehold Vacant Office Building and Ground Rent Investment
- City centre location
- Comprises 2,264.9 sq m (24,130 sq ft) of offices mainly on five floors
- VAT is not applicable
- Includes 16 car spaces and two passenger lifts

## Vacant Possession of offices on completion



**Tenure**  
Freehold.

### Location

The city of Manchester, which has a population in excess of 400,500, 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 the M60, M62, M56, M66 and M67 Motorways, Intercity rail links and an international airport.

The property is situated in a central position in the city centre ½ a mile from Deansgate, near the University of Manchester Institute of Science and Technology together with an Ibis Hotel and a mix of residential, offices and leisure buildings. The property is equidistant between Piccadilly and Oxford Road Rail Stations and there is a public car park adjacent.

### Description

The property is arranged over lower ground, upper ground and five upper floors. The offices were formerly occupied by the Council and benefit from 2 passenger lifts (not tested), WC's on each floor, 2 stairwells and open plan

office accommodation. The property further benefits from car parking for approximately 16 spaces at lower ground floor level. The public house on part lower ground and upper ground floors has been sold on a long lease.

### VAT

VAT is not applicable to this lot.

### Development

The building could offer a change of use to hotel, residential or student use, subject to planning consent.

Buyers are referred to: [www.manchester.gov.uk/planning](http://www.manchester.gov.uk/planning)

### Business Premises Renovation Allowance

Development incentives may be available, see: [www.gov.uk](http://www.gov.uk) for the latest policy material.

### Documents

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

### Energy Performance Certificate

EPC Rating. Copy available on website.

| No. | Present Lessee                                       | Accommodation  | Lease Terms              | Current Rent<br>£ p.a. | Next Review/<br>Reversion |
|-----|--|--|--------------------------|------------------------|---------------------------|
|     | Vacant   | Lower Ground Floor 238.29 sq m (2,565 sq ft)<br>Upper Ground Floor 238.29 sq m (2,565 sq ft)<br>First to Fifth Floor Offices (Each) 357.67 sq m (3,800 sq ft)<br>Total 2,264.9 sq m (24,130 sq ft) |                          |                        |                           |
|     | Red Star Pub Company (LVR) Limited (t/a The Garratt) | Lower Ground and Upper Ground Floor Public House   | 99 years from 25.03.1963 | Peppercorn             | Reversion 2062            |

NB. Areas provided by the Vendor.

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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