



markwarburton

CHARTERED SURVEYORS

ID 100-142

FOR SALE

**FULLY LET CITY CENTRE RETAIL/COMMERCIAL
AND OFFICE INVESTMENT PROPERTY**

10,164 SQ. FT / 944 SQ. M



16 CHORLTON STREET, MANCHESTER, M1 3HW

PROPERTY LOCATION

Prominently located on Chorlton Street at its junction with Richmond Street just off Portland Street in Manchester city centre.



CHORLTON STREET

16 CHORLTON STREET

RICHMOND STREET

A34 PRINCESS STREET

Clayton Hotel
Manchester City Centre
Complimentary
Shuttle Bus

Manchester
View offer - Up to
£20 off Advance Boo...

DoubleTree by Hilton
Manchester - Piccadilly

Live Oasis Piccadilly
| Student Accommodation
All-Inclusive
Rentals

Pollen Bakery
- KAMPUS

Premier
City Centre (Portland S...
Flexible Rates
- Premier Inn

GAY VILLAGE

Sackville
Gardens





- Landmark building, high quality floorspace
- Well established mixed commercial, residential, educational and leisure area
- Close to Manchester Metropolitan University, Kampus, Piccadilly Station, Chinatown
- Good income stream
- Redevelopment potential (subject to necessary consents)

A 5 storey plus basement mixed retail/commercial and office building of attractive Victorian construction. Of brickwork with steel columns supporting timber floors and a pitched slate surfaced roof formation the property has many of its original architectural features both externally and internally.

Accommodation is arranged over basement/lower ground and four upper floors. The ground and lower ground floors have been extensively fitted out for restaurant use and currently trades as Home Chinese Manchester. The upper floors provide office accommodation and the fifth floor storage accommodation for the restaurant.

Further particulars on application.

An inspection is very much recommended.









SERVICES

We understand that all mains services are available: electricity, gas, water, and drainage connections.

The property has LED lighting, electric central heating, and both intruder and fire alarm installations.

Further service details on application.

PRICE

Price on application.

LEASES AND RENT

The property is fully let under the following terms:

Ground, Lower Ground, and Fifth:
15 years effective September 2022 at a current rent of £77,880 plus vat/annum

First to Third:
10 years effective September 2024 at a current rent of £96,000 plus vat/annum

Total gross rent roll
£173,800 plus vat/annum

Further lease and occupancy details on request



FLOOR AREA

The property extends to a net internal floor area of 10,164 sq. ft made up as follows:

Lower Ground	1,641 sq. ft	152 sq. m
Ground	1,815 sq. ft	169 sq. m
First	1,719 sq. ft	160 sq. m
Second	1,891 sq. ft	176 sq. m
Third	1,599 sq. ft	149 sq. m
Fourth	1,499 sq. ft	139 sq. m
TOTAL	10,164 sq. ft	944 sq. m

ANTI MONEY LAUNDERING

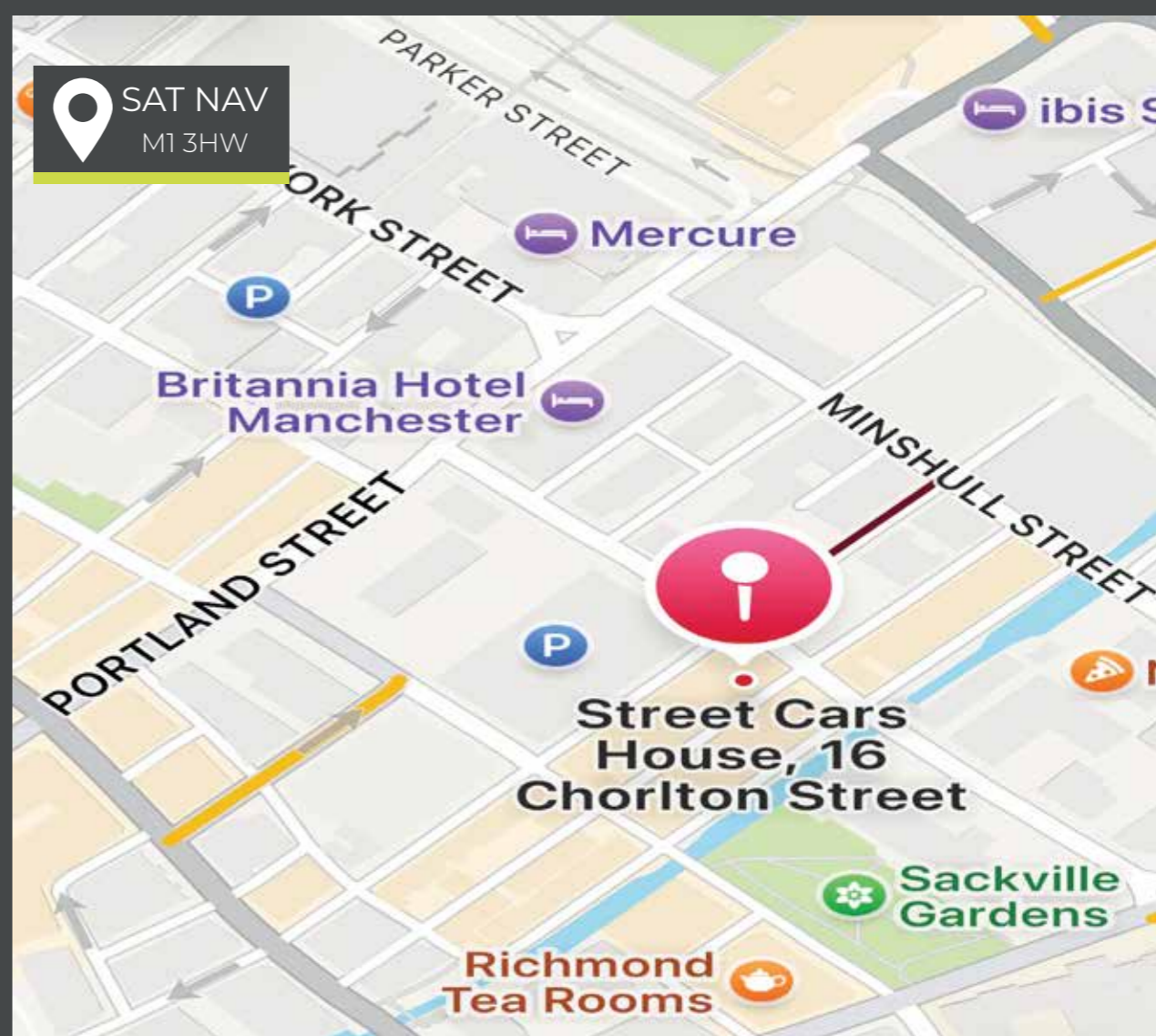
Under Anti Money Laundering Regulations prospective tenants will be required to provide source of funding and identification documents.

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

T: 07769 970244
E: mark@mwproperty.co.uk



Mark Warburton Properties LLP conditions under which particulars are issued.

Mark Warburton Properties LLP for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that:

- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct. Any intending purchaser/s or tenant/s should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of Mark Warburton Properties LLP or any joint agent/s has any authority to make or give any representation or warranty whatsoever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended purpose. A prospective purchaser/s or a tenant/s should satisfy themselves as to the fitness of such items for their own requirements.