



markwarburton

CHARTERED SURVEYORS


ID 100-082

Confidentially Available

**FOR SALE**

STRATEGIC CITY CENTRE HOTEL AND RETAIL  
INVESTMENT/DEVELOPMENT OPPORTUNITY

**5,522 SQ. FT / 513 SQ. M**

 HIGH STREET & TURNER STREET, SHUDEHILL  
MANCHESTER, M3

## PROPERTY LOCATION

The property is located in a very prominent position along High Street/Turner Street in the Shudehill district of Manchester city centre. The area is long and very well established with many retail, commercial, leisure, restaurant, and bar operators and in recent years has seen a huge uplift in residential occupancy with the development of numerous schemes within close proximity.

The property is close to Shudehill Interchange, Printworks, Arndale Centre, and the Triangle.



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- Excellent well-established location
- Very rare capital growth opportunity
- Well established tenant covenants

The property is a substantial Victorian built former commercial warehouse of brick construction with a pitched slate roof providing floorspace over ground, first and second floor levels together with some basement areas.

The ground floor is currently arranged as two retail outlets one currently trading as a Turkish/Middle Eastern takeaway and the other as a food market.

The upper floors have recently been granted planning consent (ref 138110/FO/2023) for the conversion to a 33 bed hotel.

Further specific details on application.

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## SERVICES

We understand that all mains' services are available.

## TERMS

The property is offered for sale at £3.5m plus VAT.

## TENANCIES

The property is let to three tenants as follows:

### Ground Floor:

#### Unit 1

Lease with 6 years remaining at £55,000/annum plus vat.

#### Unit 2

Lease with 6 years remaining at £29,000/annum plus vat.

### Upper Floors, Part Ground & Basement:

Further occupancy details on application.

## ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

## FLOOR AREA

The property extends to a gross internal floor area of 5,522 sq. ft made up as follows:

Ground Floor - Unit 1	969 sq. ft	90 sq. m
Ground Floor - Unit 2	549 sq. ft	51 sq. m
First Floor	1,733 sq. ft	161 sq. m
Second Floor	1,733 sq. ft	161 sq. m
TOTAL	5,522 sq. ft	513 sq. m

### EXPRESSION OF INTEREST:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors

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