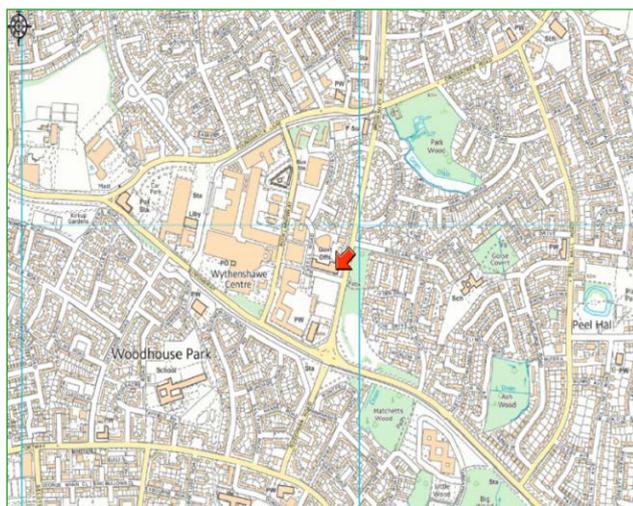


FOR SALE / TO LET

Self contained A2 Use Class Premises available on a long lease

A2 accommodation totalling 26,996 sq ft (2,508 sq m) with approximately 41 car parking spaces



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Opportunity to acquire/ lease self contained A2 premises with the following benefits:

- Sizeable A2 accommodation centrally located within Wythenshawe and close to Manchester Airport
- Currently a job centre plus
- 26,996 sq ft (2,508 sq m) of A2 floor space and approximately 41 parking spaces
- Site area of circa 0.9 Ac (0.36 Ha)
- Available to acquire on a long leasehold basis from 1 April 2018, or available to let (in part or whole) from 1 April 2018
- The site is not allocated for a specific planning use
- 300 metres to Robinswood Road metrolink stop, located to the south of the property
- The property has an EPC rating of D (87)



Location

The premises are located on the junction of Wavell Road and Brownley Road, within Wythenshawe. The M56 can be directly accessed from Bromley Road; which is one of the main transport routes within Wythenshawe.

The property is located less than 2 miles north of Manchester airport, with Wilmslow and Mobberley further to the south. Junction 4 of the M56 is located less than half a mile to the west of the site, with Altrincham and Warrington further to the west. Stockport can be found approximately 5 miles to the east of the site, directly accessed from the M60 ring road.

The Metrolink stop on Robinswood Road, which links Wythenshawe with Manchester and Manchester airport, is located less than 300 meters to the south of the property.

Description

The Site measures approximately 0.9 acres (0.36 hectares) and is currently occupied by a Job Centre Plus which provides circa 27,064 sq ft (2,508 sq m) of A2 accommodation with approximately 41 car parking spaces.

Accommodation

We have measured the premises in accordance with the IPMS for office buildings

Ground floor	1,425 sq m	(15,339 sq ft)
First floor	1,083 sq m	(11,657 sq ft)
Total	2,508 sq m	(26,996 sq ft)

Planning

Located within Wythenshawe district centre. Retail, commercial, leisure/community uses are likely to be acceptable. Job Centre Plus use the site as an office.

Lawful planning use is understood to be A2 (financial and professional services) although this has not been confirmed with the local planning authority.

Terms

Opportunity to acquire the long leasehold interest from 1 April 2018 within the property held under title reference 1 April 2018, at a rent of £3,150 per annum, expiring 25 March 2068.

The premises are also available to let on standard full repairing and insuring terms, from 1 April 2018. Our client may consider short lets on flexible terms for part or whole. Tenure information available on request

EPC

We understand that the property has an Energy Performance Rating of 87 (D).

A copy of the EPC can be made available upon request.

Rateable Value

We understand the property is entered into the 2017 Valuation List as follows:

Office and Premises £133,000 (Rateable Value)

VAT

The value of the property within is subject to VAT.

Viewing

By appointment through sole agents, Gerald Eve LLP.

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