



FOR SALE

10 Booth Street,
Manchester, M3
5DG

- Prime Manchester City Centre Opportunity
- Significant Refurbishment, Investment &/or Redevelopment Potential
- Total NIA approx: 480.8 sq.m (5,175 sq.ft)

Location

The property occupies a prominent city centre position on Booth Street, close to its junction with Chapel Street and just off Deansgate via Blackfriars Street, one of Manchester's principal commercial thoroughfares. The surrounding area is well established, comprising a mix of offices, hotels, residential developments, restaurants and leisure operators, with Spinningfields and St John's both within easy walking distance. Excellent transport links are available, with Deansgate Railway Station and Metrolink close by, together with convenient access to the M602, M60 and the wider motorway network

The Property

The property comprises a two-storey mixed-use commercial building of traditional brick construction beneath a pitched slate roof with sections of flat roofing. The accommodation includes a ground floor photographer's studio with ancillary offices and a lock-up garage, together with self-contained first floor office accommodation. The ground floor is currently fitted as a photographer's studio with reception space and direct access from Booth Street, whilst the first floor provides predominantly open plan offices with private offices, kitchen/WC facilities, a shower room and ancillary accommodation. Part of the first floor has been configured as a self-contained office suite with its own independent entrance.

Accommodation

We understand the premises has been measured the previously in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 262.4 sq.m (2,825 sq.ft)

First Floor: 218.4 sq.m (2,351 sq.ft)

Tenure

We understand the property is held Freehold

Proposal

Offers Invited on a unconditional and conditional basis, on behalf of our client, subject to planning permission.

Price

Offer Invited

Rates

We understand through internet enquiries that the property has a rateable value of £27,500. Interested parties should make their own enquiry of Manchester City Council's Rating Department on 0161 234 1103 or www.voa.gov.uk/businessrates

EPC

The property has an Energy Performance Rating of D95. A full copy of the EPC is available upon request.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0161 843 5535 Contact: Tom Pearson (tom.pearson@skre.co.uk)