

127 Woodhouse Lane Wythenshawe Manchester M22 9NW

**3,260
SQ.FT**

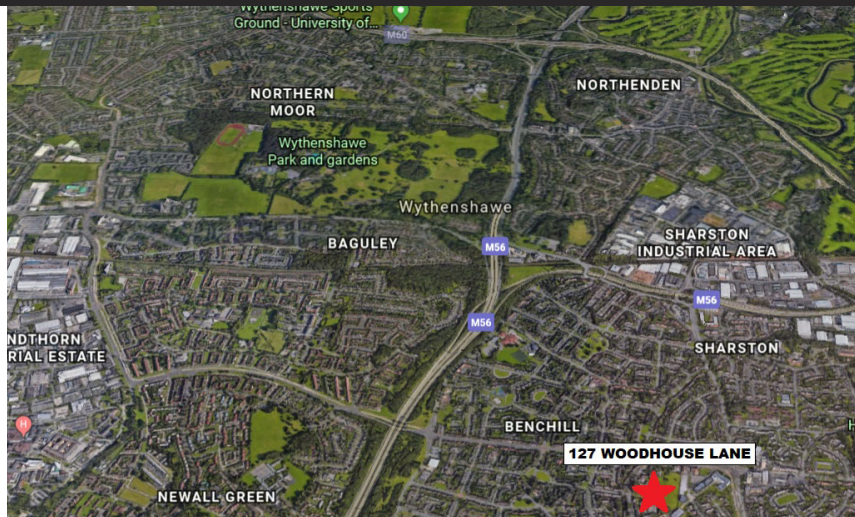


- Detached two storey former medical centre
- Separate access for ground & first floors
- Gated site with ramped main entrance
- Ground floor church hall with private rooms
- 5 bed first floor flat with GF rear garden
- Private car park for up to 10 cars
- Suitable for a variety of uses STPP

Location

The property is located fronting Woodhouse Lane next to Wythenshawe Funeral Services and close to the new Manchester College site at the corner of Hollyhedge Road and Brownley Road.

- M56 Sharston: 0.8 miles.
- Gatley: 1.1 miles.
- Stockport: 5 miles.
- Manchester: 7.5 miles.



Description/Accommodation

The property provides a detached former medical centre of traditional construction with brickwork elevations under a pitched tiled roof. The ground floor provides a mix of open plan church/meeting hall with private offices and male and female toilet facilities and access to the first floor. The first floor has been converted to provide a large 5 bed flat with lounge, living room, kitchen and two shower rooms. The first floor could be converted easily to provide office accommodation/consulting rooms.

Ground floor: 2,150 Sq.ft.

Entrance hallway: 74 Sq.ft - 10'1" x 7'4" less stairs.

Main hall: 740 Sq.ft - 50' x 14'9".

Side entrance hall: 332 Sq.ft - 26'8" x 12'5"

Kitchen: 186 Sq.ft - 14'5" x 12'11".

Store: 33 Sq.ft - 6'2" x 5'5".

Office 1: 170 Sq.ft - 14'6" x 11'8"

Office 2: 165 Sq.ft - 11'5" x 14'5".

Store: 79 Sq.ft - 8'10" x 8'10".

Front office: 200 Sq.ft - 12'5" x 16'.

Front office 2: 169 Sq.ft - 12'5" x 13'6"

First floor: 1,110 Sq.ft.

Lounge: 160 Sq.ft - 12'6" x 12'9".

Bedroom 1: 114 Sq.ft - 12'6" x 9'1".

Kitchen: 82 Sq.ft - 12'6" x 6'5".

Bedroom 2: 125 Sq.ft - 10' x 12'6".

Living room: 232 Sq.ft - 14'10" x 15'5".

Kitchen: 90 Sq.ft - 9'8" x 9'

Bedroom 3: 121 Sq.ft - 14'4" x 8'10".

Bedroom 4: 96 Sq.ft - 8'8" x 11'2".

Bedroom 5: 90 Sq.ft - 8'2" x 11'1".

Bathroom and separate shower room also available.

Rateable Value

Rateable value: £TBC

Small Business Rates Multiplier 2018/19: 48p.

Interested parties are advised to make their own enquiries with Manchester City Council - 0161 234 4343.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum term of 5 years.

Rent

£20,000 per annum exclusive.

£1,666.66 per month exclusive.

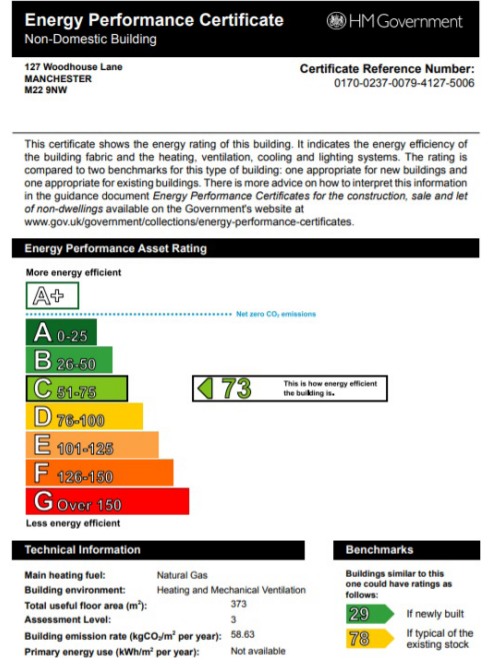
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Planning

Change of use was granted 11/09/2013 for change of use from D1 (Surgery) to Church Hall (Sui Generis).

EPC Rating



Building Insurance

The Landlord will insure the building. Tenants will contribute to the annual premium. Details from MBRE.

Legal Costs

The Tenant will be responsible for payment of Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2019.