



FOR SALE

Attractive Grade II
Listed Building

789.71m² (8,500 Sq Ft)

12 Charlotte St
Manchester
M1 4FL

- Close proximity to all City Centre retail, bars, restaurants, transport links etc.
- Situated in the heart of Manchester City Centre
- Rare opportunity to purchase a City Centre freehold
- Currently income producing with potential for vacant possession on ground and upper floors
- Basement occupied by Chinese Restaurant Operator on 25 year lease from June 2011
- Potential to redevelop (subject to planning)





Location

The property is located on the south east side of Charlotte Street at its junction with George Street in the heart of Manchester City Centre. The property is positioned on the fringe of China Town and also within close proximity to Piccadilly Gardens.

The property is within easy walking distance of all City Centre retail, restaurants, cafes and bars. All City Centre transport links including Metrolink, Piccadilly Bus Station and Manchester Piccadilly Train Station are within a few minutes walk of the subject property.

Description

The property comprises an attractive five storey Grade II listed stone built period building with additional basement accommodation.

Internally, the ground and upper floors are arranged as offices/teaching rooms with the accommodation being separated throughout by partitions but with the capability of removing these and making the space open plan.

The accommodation benefits from suspended ceilings incorporating fluorescent strip lighting, a gas central heating system throughout, lift access to ground and upper floors and WC facilities on each floor.

The basement is accessed separately by George Street and is fully fitted to a high standard for restaurant use. It should be noted that the dividing basement wall with the adjacent building has been removed to combine the space and provide an open plan restaurant.

There is one car parking space in the loading bay on George Street.



Accommodation

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice the areas are as follows:-

	Sq M	Sq Ft
12 Charlotte St		
Basement	120m ²	1,292 sq ft
Ground Floor	101.1m ²	1,088 sq ft
First Floor	142m ²	1,528 sq ft
Second Floor	142m ²	1,528 sq ft
Third Floor	142m ²	1,528 sq ft
Fourth Floor	142m ²	1,528 sq ft
TOTAL	789.10m²	8,493 sq ft
Gross Internal Area	919.67m²	9,899 sq ft



Leases

Basement Let to a Chinese restaurant operator 25 year lease from 24 June 2011. There are tenant only break clauses every 5 years together with 5 yearly rent reviews. The lease is drafted on effective full repairing and insuring terms. The current annual rent is £17,550 per annum plus VAT.



Ground – Third Floor Let to an English language academy on an all inclusive rent whereby either

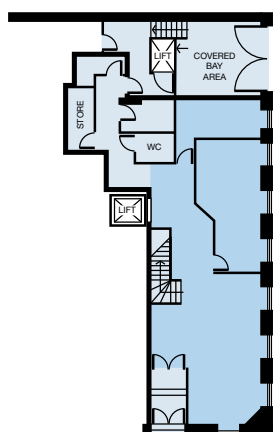
the landlord or tenant may terminate the lease by giving 3 months written notice (not before 30th April 2016).

Part Second Floor Let to an Asian newspaper business on an all inclusive rent with 3 months notice from either party to terminate the lease.

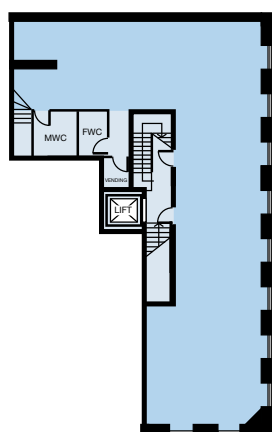
Fourth Floor Let to an apprenticeship training company on an all inclusive rent with 3 months notice from either party to terminate the lease.

The current gross income for the ground and upper floors is currently approximately £60,000 per annum (fully inclusive of all bills, business rates and VAT).

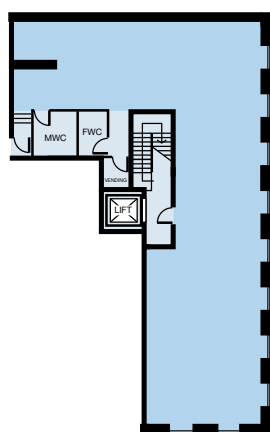
Copies of leases/tenancies are available on request.



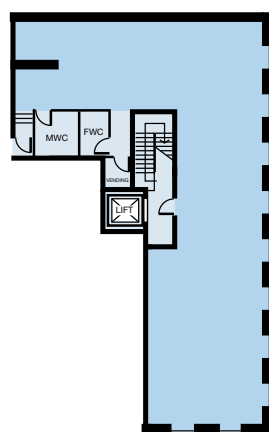
Ground Floor



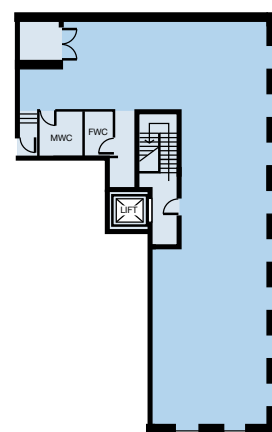
First Floor



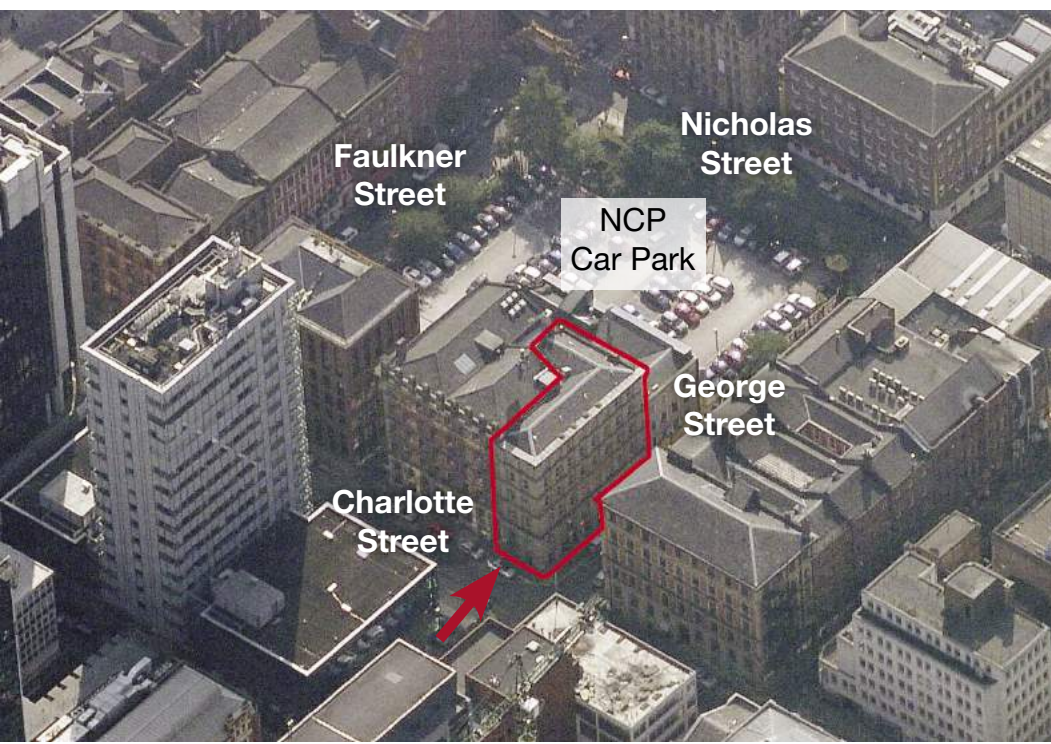
Second Floor

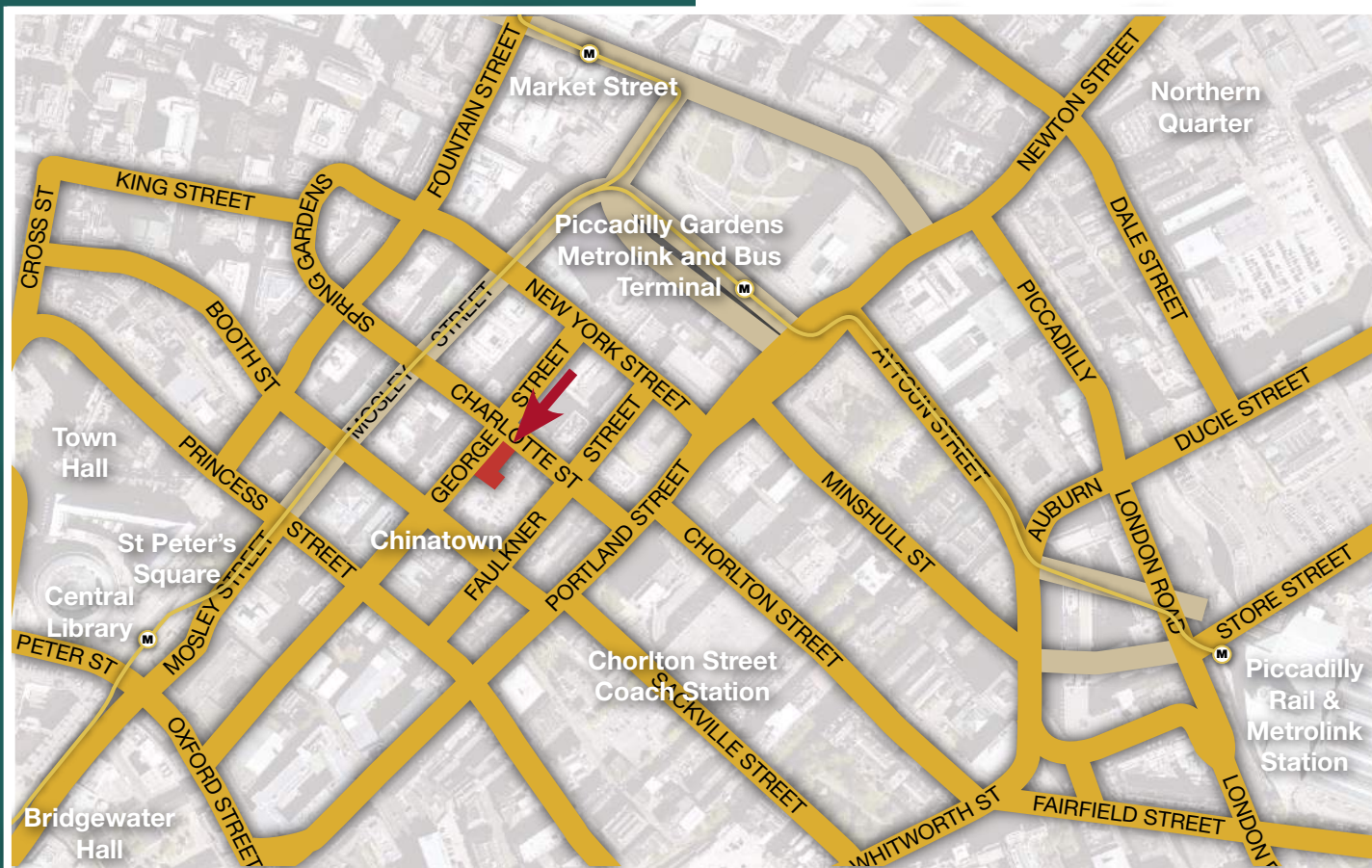


Third Floor



Fourth Floor





**Attractive Grade II Listed
Office Building**
789.71m² (8,500 Sq Ft)



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Manchester M1 4FL**

Price

Offers in the region of £1.5million.

Tenure

Freehold.

EPC

A copy of the EPC is available on request.

VAT

Vat is applicable to the purchase price.

Viewing

By appointment with the sole agents W T Gunson

Neale Sayle

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Jack McCabe

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