

FOR SALE

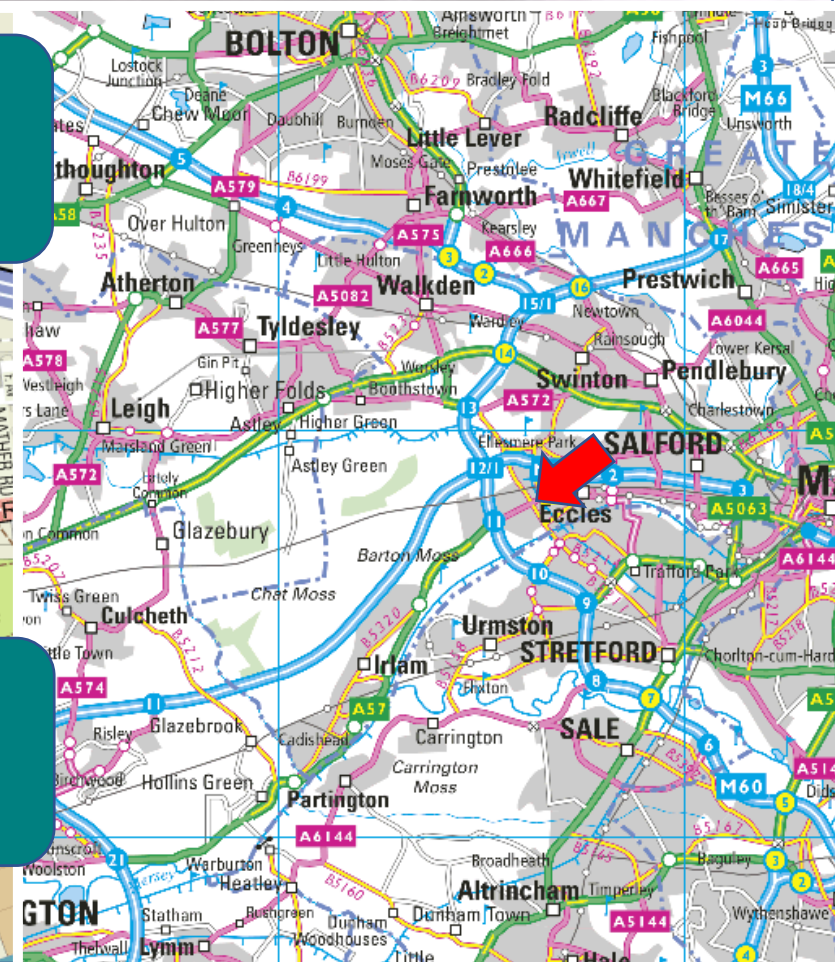
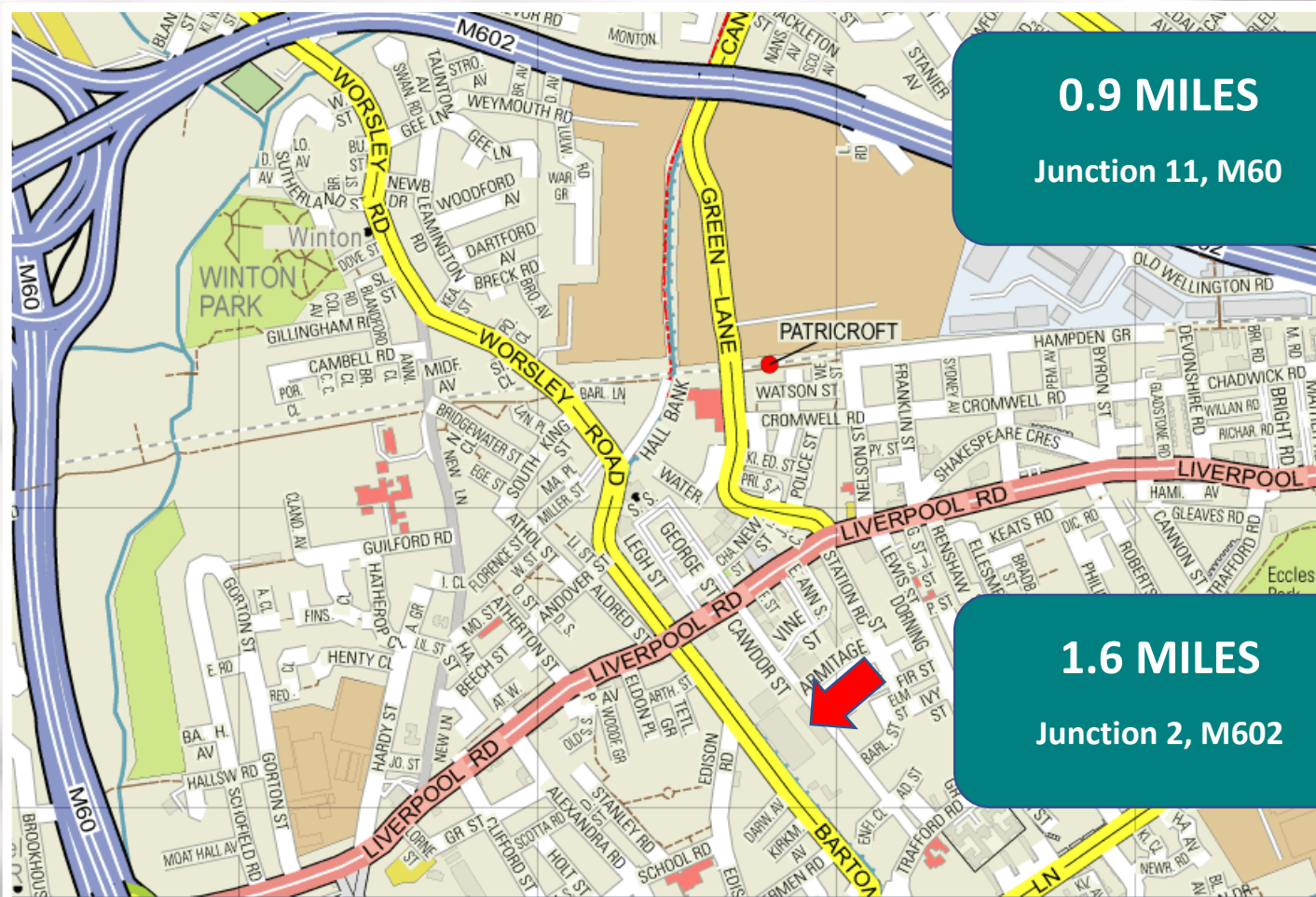


FOR IDENTIFICATION PURPOSES ONLY

**AMERICHEM
CAWDOR STREET
ECCLES, MANCHESTER M30 0QR**

- Detached Industrial/Manufacturing Premises
- 27,180 sqft / 2,525 sqm
- Long leasehold site of c.2.2 acres – site cover of approx. 19%
- Motorway access within 0.9 miles

0161 833 9797 www.wtgunson.co.uk



LOCATION

The property is positioned on Cawdor Street, Eccles, within close proximity of motorway access (Junction 11, M60 – approx. 0.9 miles; Junction 2, M602 – approx. 1.6 miles) and Manchester City Centre via Regent Road. The property is adjacent to Barton Business Park, a successful multi-let industrial estate, which was recently purchased by Mileway. Eccles benefits from good public transport links, including the Metrolink station (approximately 1.1 miles from the subject property).

DESCRIPTION

The premises comprise a modern detached warehouse of steel portal frame construction beneath a pitched part steel sheet, part asbestos sheet covered roof with brick elevations. To the front of the warehouse there is a double storey section comprising, reception and office/laboratory space on the ground floor and offices on the first floor together with staffroom and WC facilities. The rear of the property is an open plan warehouse with an eaves height of 5.5m and 8.25m to the apex, along with a loading door to the side elevation. There is also a small mezzanine floor storage area.

Externally, there is a tarmacadam car park to the front and loading/circulation area to the side, together with a storage yard area including canopy storage. In addition, there is a section of overgrown land. The site extends to approx. 2.2 acres.

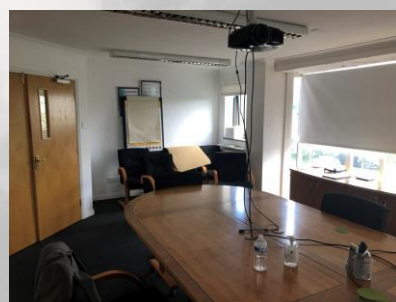
The property will be sold with vacant possession.



ACCOMMODATION

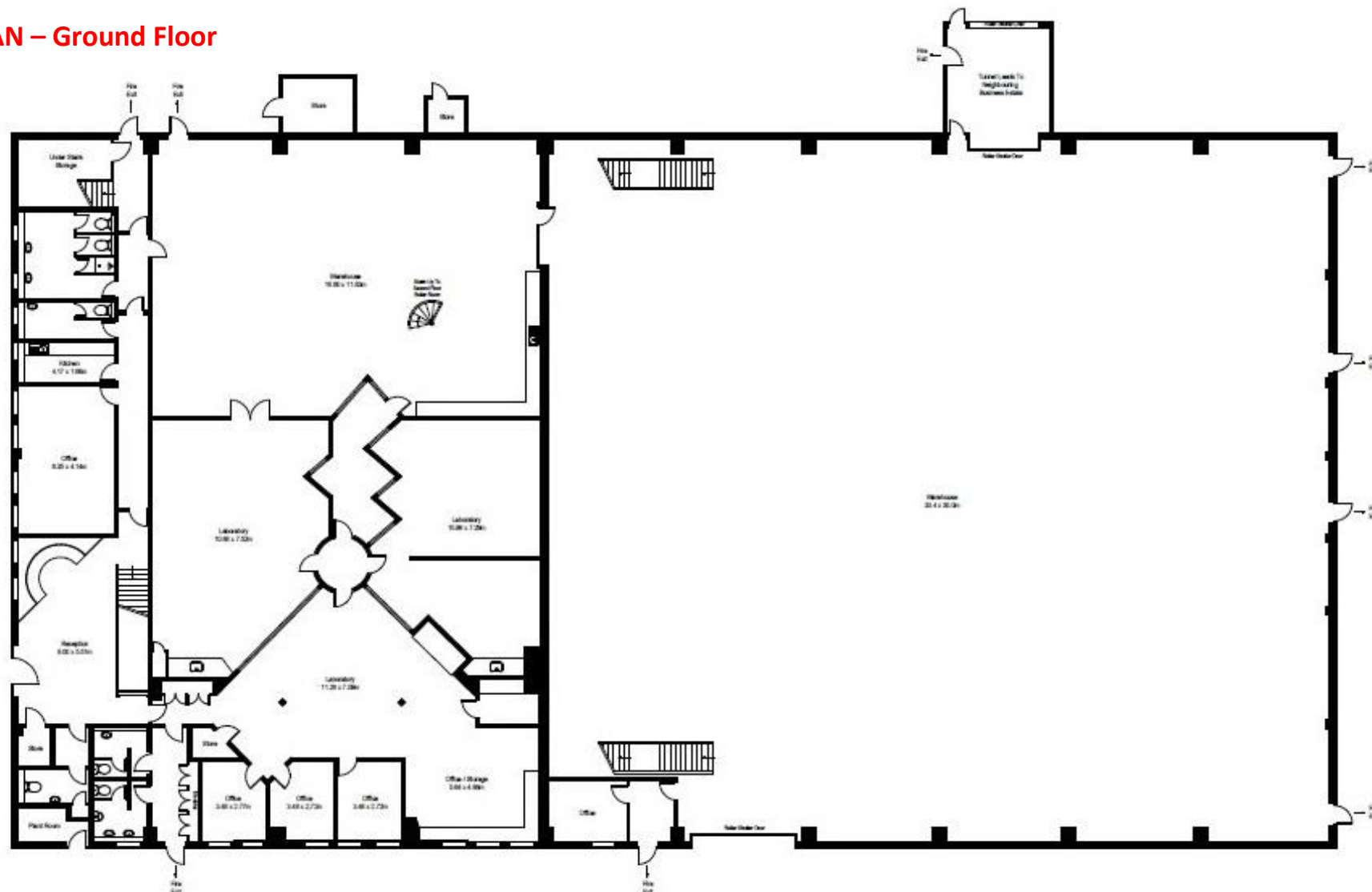
As measured on a Gross Internal basis (GIA) in accordance with the RICS Property Measurement 2nd Edition, the area of the property is as follows:

Ground floor	18,120 sq ft
First floor (including mezzanine areas)	9,060 sq ft
Gross Internal Area	27,180 sqft / 2,525 sqm

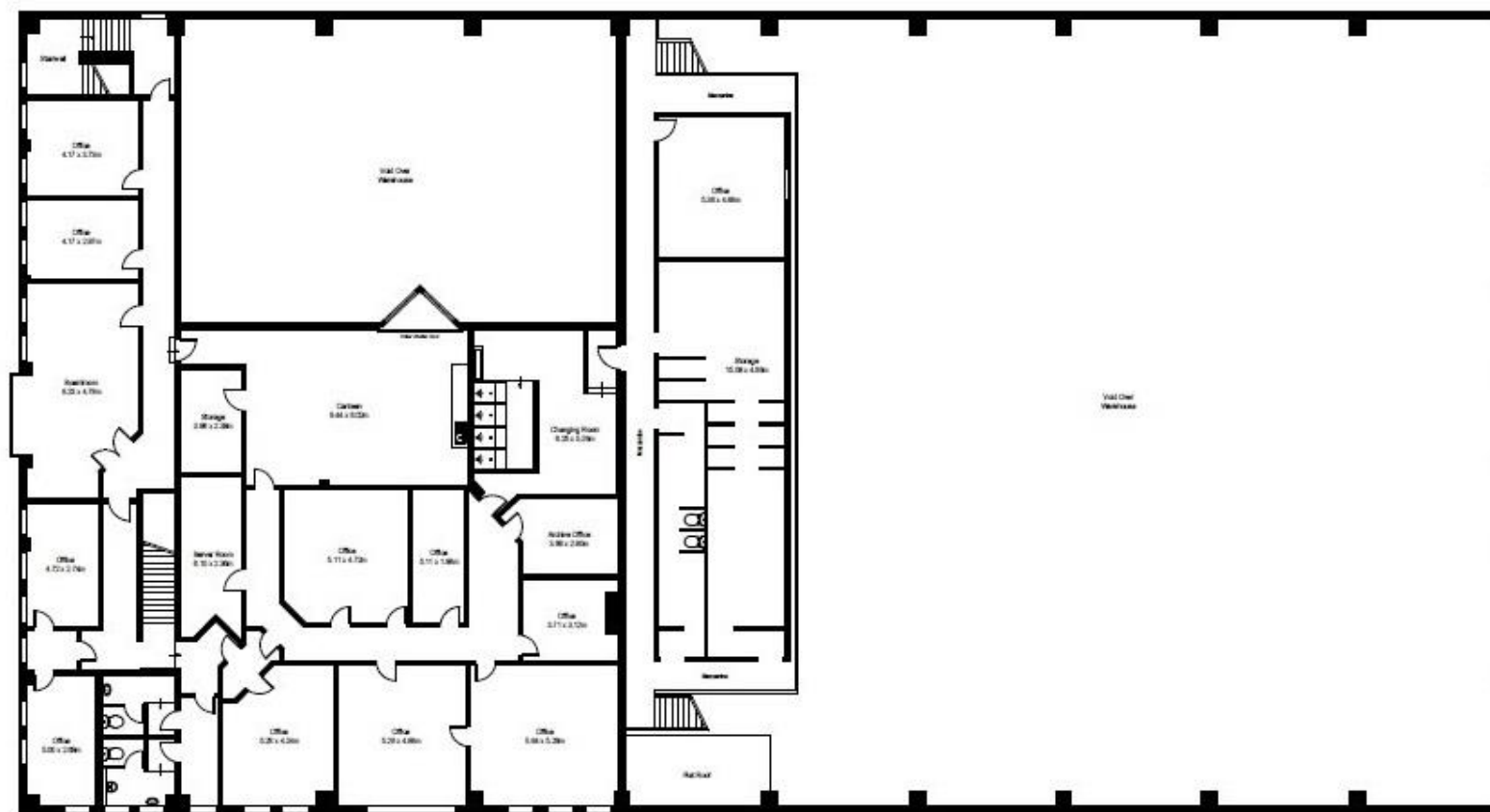


Photos taken July 2021

FLOOR PLAN – Ground Floor



FLOOR PLAN – First & Second Floors



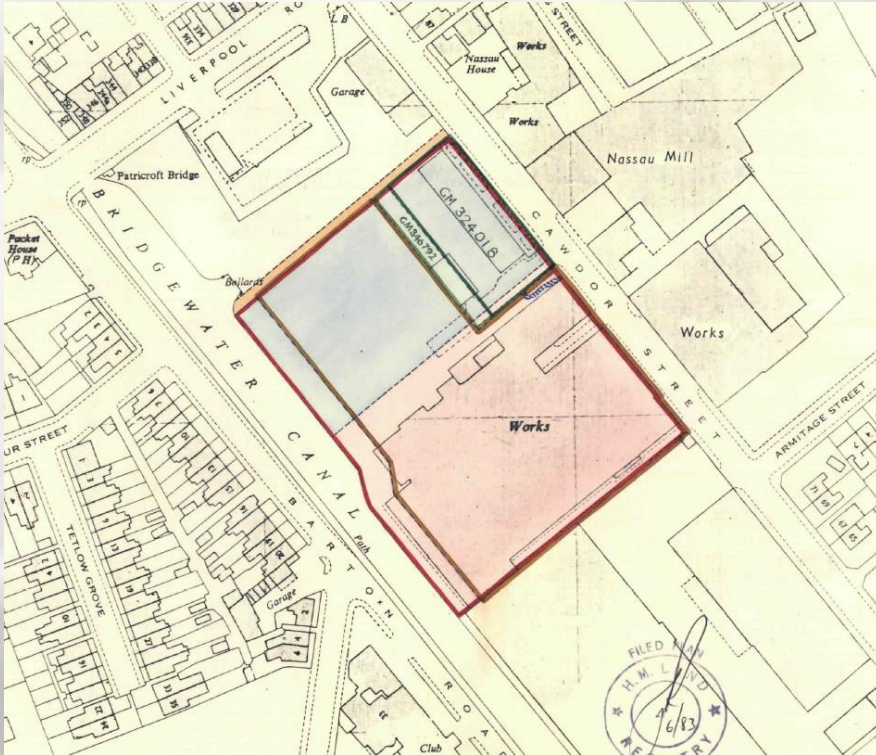
FIRST FLOOR



SECOND FLOOR

TENURE

The property is held leasehold under title number GM313431. The freeholder is Salford City Council, and the lease is for a term of 125 years from 1989 (92 years remaining) with a passing ground rent of £4,600 per quarter (£18,400 per annum).



1 King Street
Manchester M2 6AW
Email: agency@wtgunson.co.uk

PROPOSAL

We are instructed to seek offers of **£1.95m (One Million, Nine Hundred and Fifty Thousand Pounds)** for the long leasehold interest.

VAT

We are advised that no election for VAT has been made.

EPC

C (69).



FURTHER INFORMATION AND VIEWING

Please contact the sole agents, WT Gunson, for the attention of:

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Date of Preparation: April 2022