

WAREHOUSE & YARD FOR SALE

TENANTED INVESTMENT PROPERTY

**144 Bradford Road, Miles Platting,
MANCHESTER M40 7AS [GM544431]
10,206 sq ft on 0.85 Acres**

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Occupying a secured, gated and fenced site of 0.85 Acres this building provides offices and warehouse with a Gross Internal Area of 948 sq m (10,206 sq ft) plus mezzanine storage over the offices. The property occupies an easily accessible location on the eastern side of Manchester in a mixed use area within walking distance of the Ethiad Stadium.

The property is available by way of acquisition/assignment of the remaining long leasehold interest (99 Years from the 23rd July 1990). The Freehold is held by the Local Authority. We are advised an option to extend this lease is available.

The property is occupied by Alonzo Paris Ltd, (Company No 10532381 – Experian Rating 82/100), by way of a 10 year fully repairing and insuring lease, contracted outside of the Landlord and Tenant Act 1954, dated 22nd March 2023 with a rent commencement date of 1st February 2023.

Rental is stepped:

£60,000 to 28th February 2024

£65,000 to 28th February 2025

£70,000 to 28th February 2026

£70,000 to 28th February 2027

£75,000 to 28th February 2028 when there is a Rent Review. A deposit of £50,000 is held.

Utilities, insurance, maintenance and Business Rates are payable in addition by the occupier.

Key information:

Unit Width 16.6 M x Depth 49.4 M / Gas fired heating (not tested) / Max eave height of 7m / Gantry crane 5 tonnes (not tested) / Roller shutter doors 3.5 M wide x 5 M high – one to each bay. EPC D 83. VAT is applicable.

Offers are invited in excess of £1,200,000.

For further information or to arrange an inspection, please contact Anthony Wiggins on 01952 603303.

Subject to Contract Details created 05/23 **VIEWING STRICTLY BY APPOINTMENT ONLY**

WIGGINS LOCKETT THOMPSON LTD

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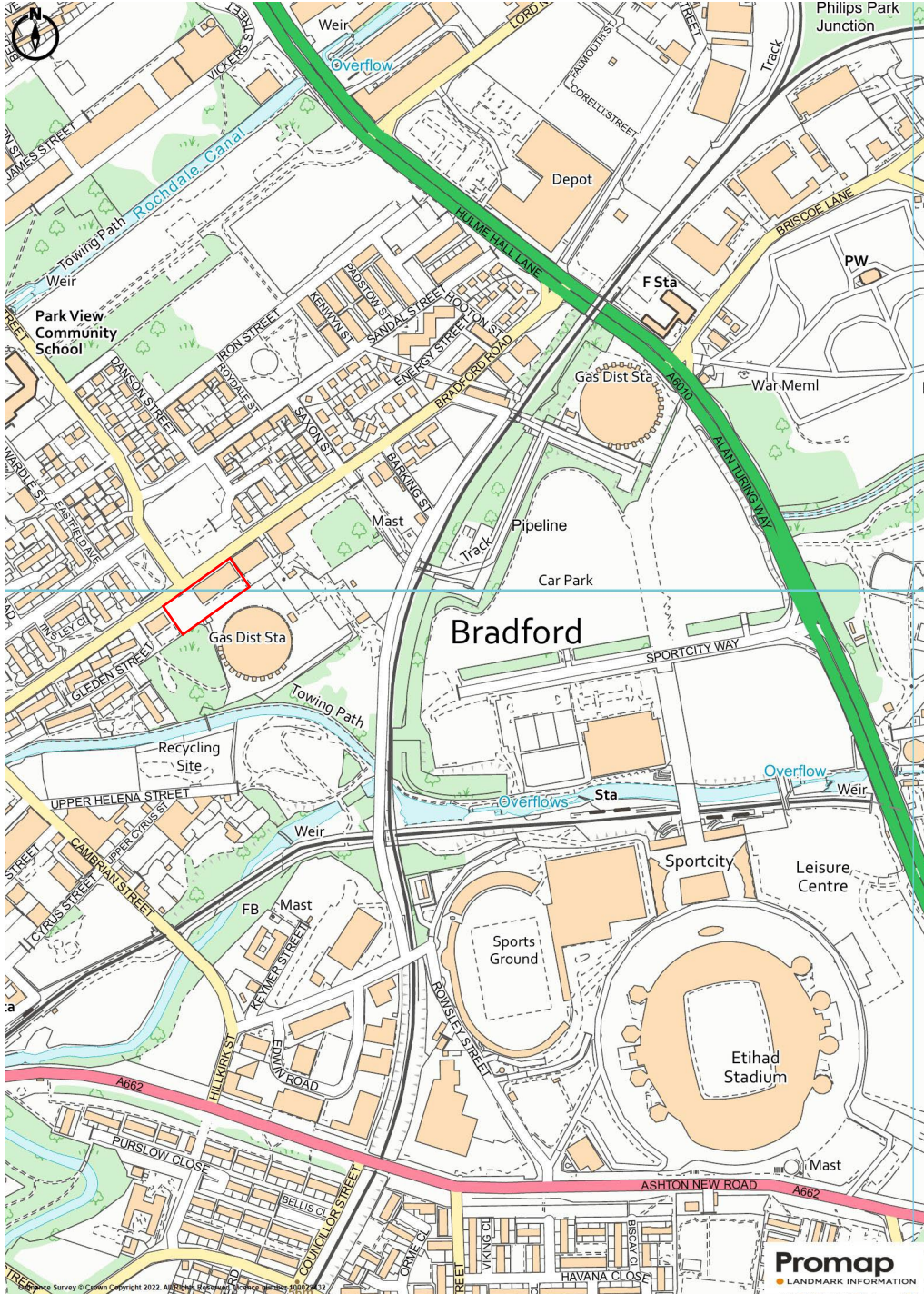
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