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FOR SALE

OFFICE INVESTMENT IN ATTRACTIVE CONVERTED
MILL PREMISES



14,660 sq ft (GIA Approx)

PHOENIX MILL, PIERCY STREET, MANCHESTER M4 7HY

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LOCATION

The property is located on Piercy Street, in Ancoats approximately 1 mile east of Manchester City Centre and 1 mile west of the much acclaimed 'Sports City.' The property can be accessed off Ashton New Road (A662) one of the main arterial routes in and out of Manchester City Centre, which provides excellent transport links to and from the property. The property is surrounded by a mixture of residential housing and commercial properties with secure onsite parking for 20 cars.

DESCRIPTION

The property comprises of a two storey former mill which has been converted into high specification offices, with a **Large 1 bedroom** caretakers flat attached to the side of the property. Internally there is a mixture of open plan office space with individual office rooms set in an attractive courtyard setting. The property benefits from disabled access with lift and intercom systems in each office. The offices have a mix of cat 2 lighting and strip lighting with skylights providing good natural light. The property retains its original features with exposed wood beams throughout. The property has gas central heating with kitchen and WC/Shower facilities accommodating all tenants.

TENANCIES

Units 1 and 2 Manchester Refugee Society – 2 year lease from December 2009 £11,815 p.a.

Units 3, 8 and 12 Children's Society – 2 year lease from April 2010 £12,480 p.a.

Units 5, 6 and 7 Alzheimer's Society – 5 year lease from January 2006 £14,820 p.a.

Units 9, 10 and 11 Manchester Care and Repair – 2 year lease from September 2008 £8,500 p.a.

Manchester Accessible Acupuncture Project – 12 month lease from July 2009 -52 Wednesdays and 13 Fridays a year £5,850 p.a.

All leases are contracted outside the Landlord and Tenant Act 1954 and each pay a service charge.

Vacant

4 individual office rooms 1,518 sq ft

Large open plan office 1,000 sq ft

Large 1 Bedroom Flat 768 sq ft

ERV - £78,000 p.a.

PRICE
£800,000

RATES
Rateable Value 2010/2011 £28,350

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

All prices are exclusive of, but may be liable to, VAT

VIEWINGS

Strictly by appointment with the sole agents.



Messrs. Hallams Commercial for themselves and for the vendors of this property whose agents they are give notice that:

(1) These particulars do not constitute, nor constitute any part of, an offer or contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Hallams Commercial or the vendor. (3) Non of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give, and neither Messrs. Hallams Commercial nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.