

# Gifford Dixon

Commercial Property

**FOR SALE/ TO LET**



**106 Timber Wharf, 24 Worsley Street, Castlefield, Manchester, M15 4LD**

**Retail/ Office/ Café Premises**

**132.6 Sq. M. (1428 Sq. Ft.)**

**£360,000/ £25,000 pa**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

The property is located in Urban Splash's popular Timber Wharf mixed use development of shops, offices and apartments. Occupying a prominent position along Worsley Street between Burton Place and Arundel Road and offering pedestrian access to Castlefield and Manchester City Centre.

All of the usual City centre transport facilities are available and are within short reach of this property.

Other nearby occupiers include Morrisons Daily Supermarket, Co-op Food and Banyon Tree bar & café.

## DESCRIPTION

The property is a two-storey commercial unit that has been occupied up until recently as a high-end office premises and offers enviable views across the Bridgewater Canal to the rear with floor to ceiling windows. The unit would be suitable for several other uses however including retail, beauty, or café.

Internally the unit provides a reception/office area to the front, with open plan kitchen towards the middle, and further office to the rear with double doors leading to a private external decked area. To the first floor are a further two generous office areas, which are largely open plan, aside from the central stairwell and separate dining booth.

The premises is presented to a very high standard throughout, with solid timber floors to the ground floor and carpet to the first floor all benefitting from underfloor heating. The high quality office furniture throughout is also available if required by separate negotiation, offering a true turn-key opportunity.

## ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	67.6 Sq M	728 Sq Ft
First Floor	65 Sq M	700 Sq Ft
<b>Total</b>	<b>132.6 Sq M</b>	<b>1,428 Sq Ft</b>

Plus W/C and private rear balcony

## TERMS

The premises are available on a new IRI (internal repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

## VAT

We understand that VAT is applicable to the rent or sale price on this unit.

## SERVICE CHARGE

We understand that there is a service charge to cover external repair and maintenance of the building and any common parts with an amount in the region of £5,460 pa associated with this unit. This amount also includes Buildings Insurance.

## SALE PRICE

**£360,000** for the virtual Freehold (999 years from 1st January 2000)

## RENT

**£25,000** per annum.

## BUSINESS RATES

Rateable Value (2023 List) - £22,000

Rates Payable are believed to be in the region of £10,978 based on a rate of 49.9p/£ (2023/24)

## EPC

**C (65)**

## SERVICES

We understand that mains electric, water and drainage are connected to these premises.

## LEGAL COSTS

Each party are to be responsible for their own costs incurred in this transaction.

## CONTACT

**Gifford Dixon**

Commercial Property

**Steven Gifford-Dixon**

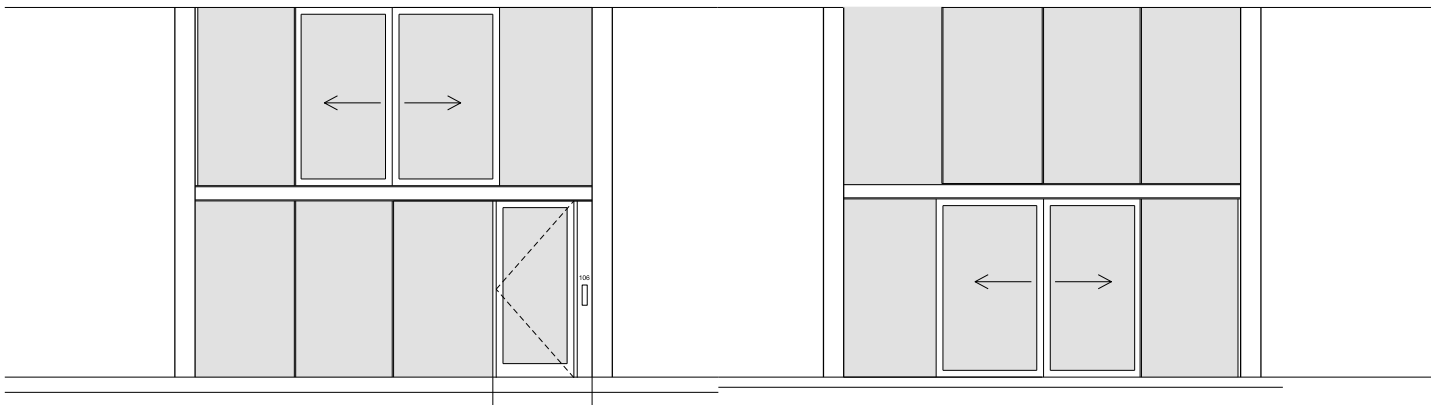
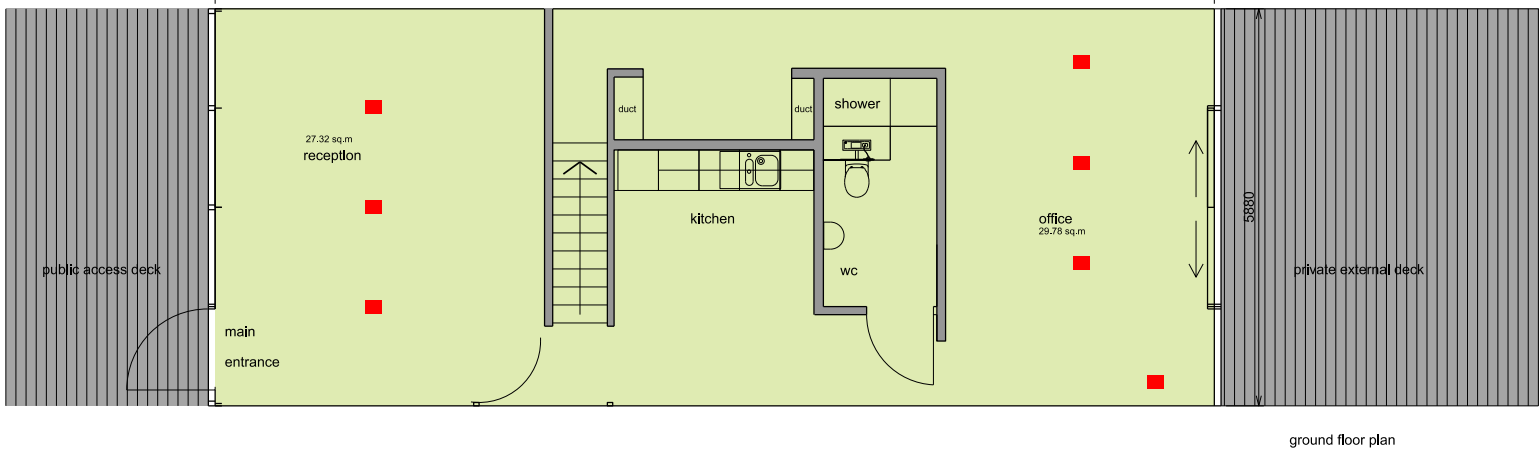
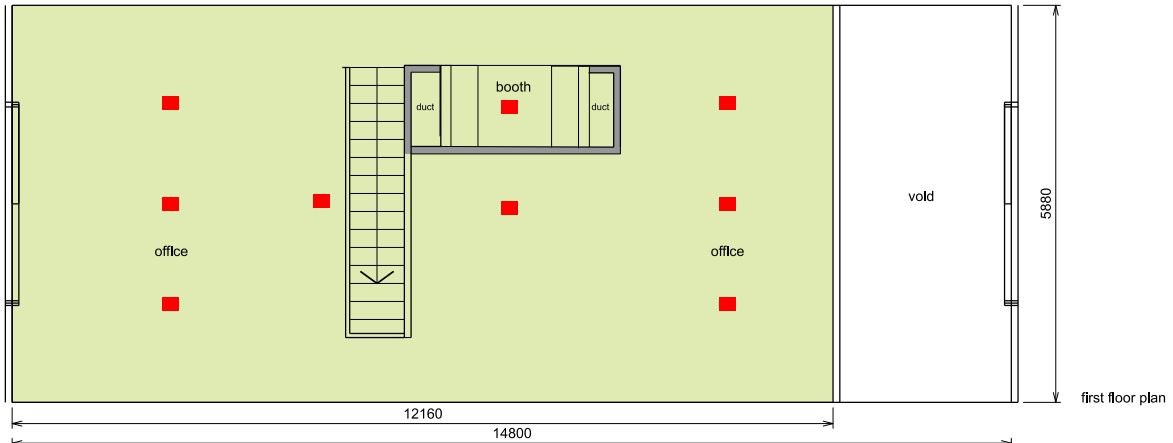
E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

Subject to contract 14th March 2023

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## PLAN



front elevation of unit 106 timber wharf

rear elevation of unit 106 timber wharf

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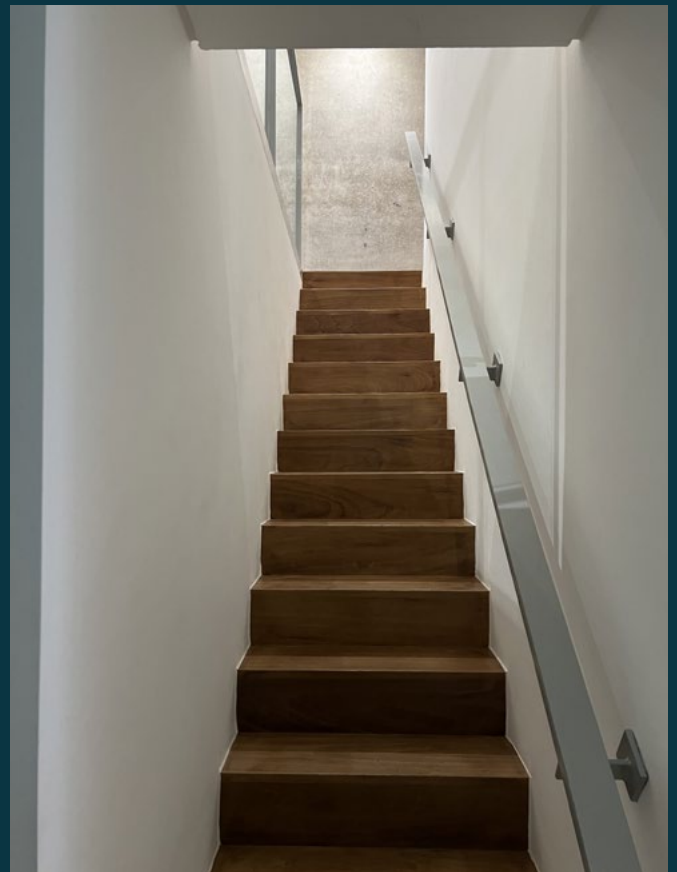
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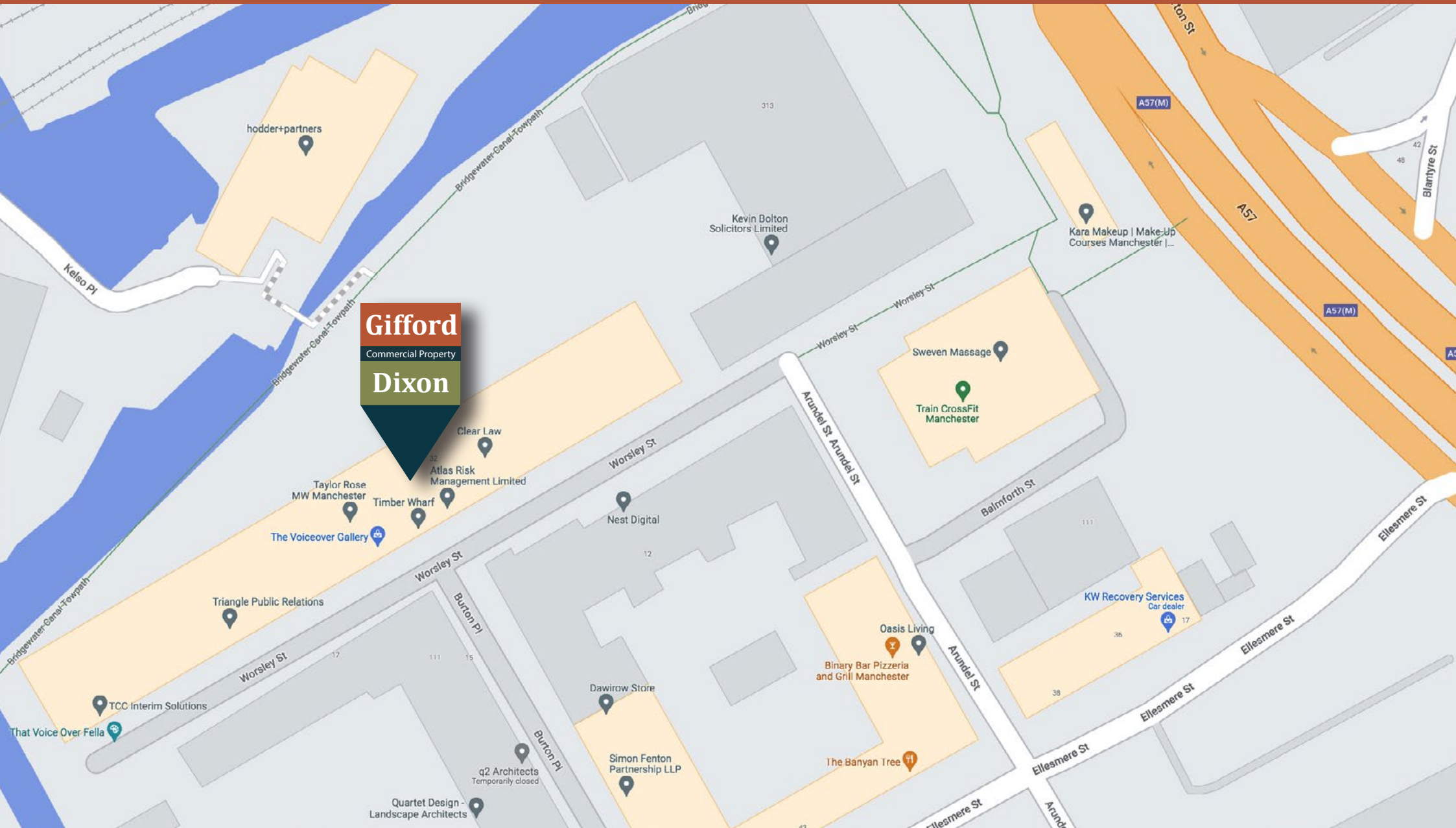


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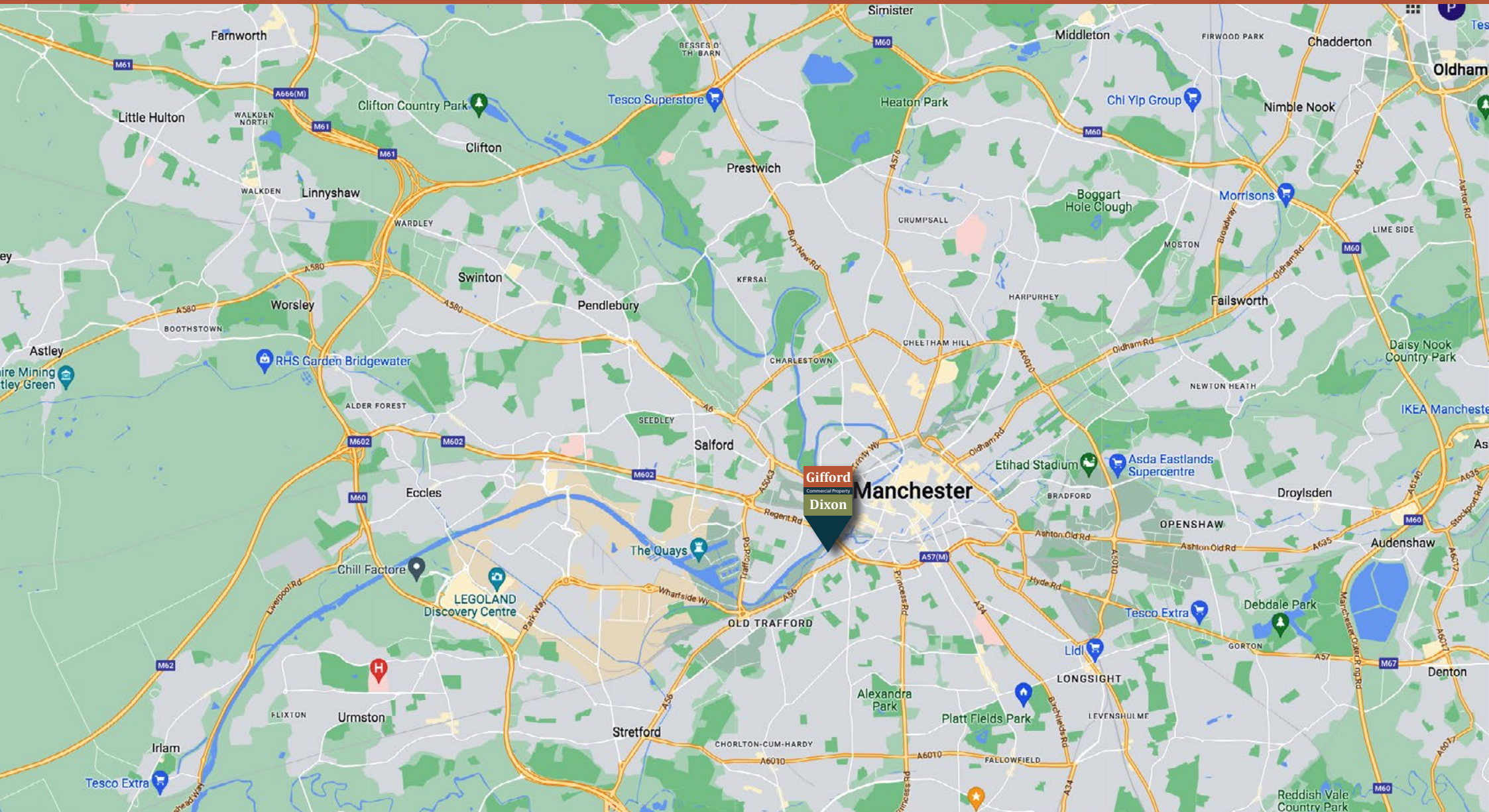
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