

FOR SALE

LM ONE.

COMMERCIAL INVESTMENT
OPPORTUNITY



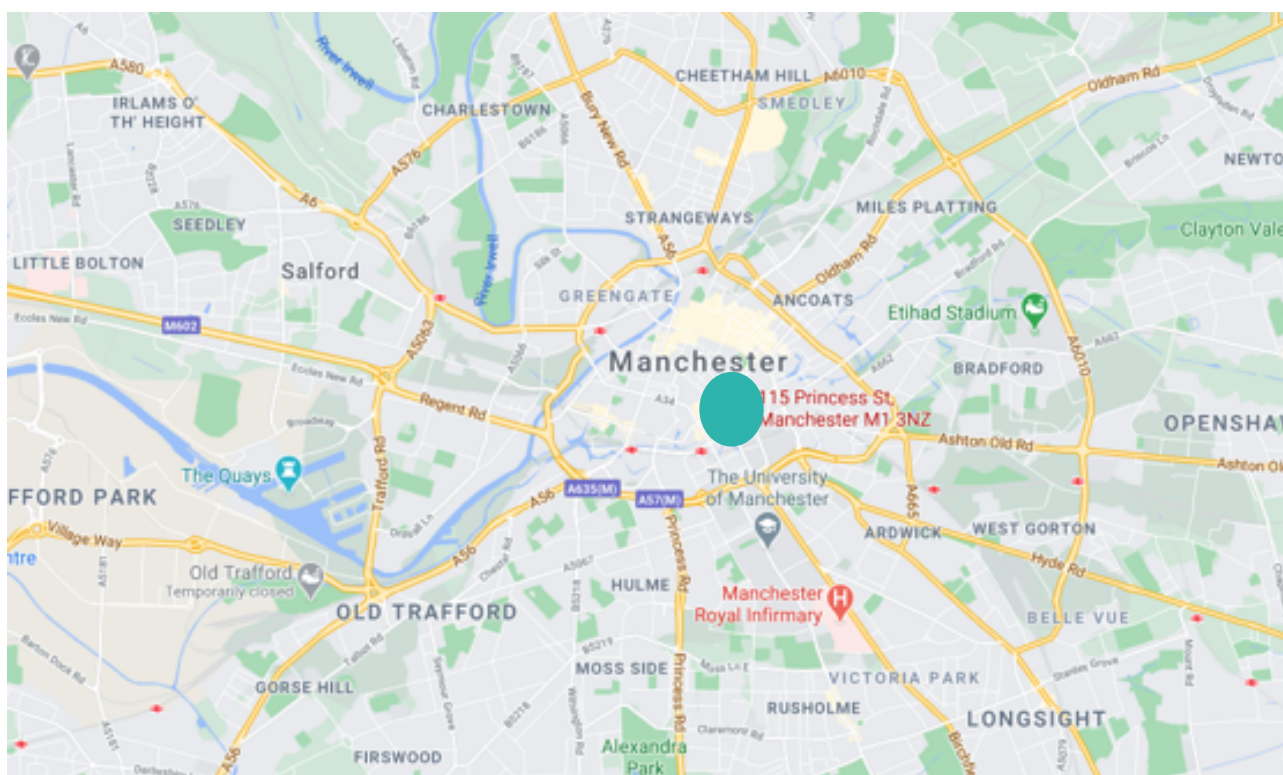
115 PRINCESS STREET, MANCHESTER, M1 3NZ

GIA - 1,991 sq ft

Price - OIRO £975,000 STC.

INVESTMENT CONSIDERATIONS

- Set over Ground (1,324 sq ft) and basement (667 sq ft)
- Let on a new 10 year FRI Lease
- Strong covenant represented by Tenant Beech Holdings Investments
- Use as a luxury showroom and sales/letting office
- Prime location which has in excess of 10,000 footfall per day
- Passing Rent: £50,000 pax
- Prominently located on the corner of Princess St and Whitworth St
- NIY of 4.85% assuming purchaser's costs at 5.72%



LOCATION

The subject property is located centrally in the heart of Manchester on the cross road of Princess Street and Whitworth Street. Oxford Road train station is a few hundred yards west and Piccadilly is the same east. To the south is access to A57 inner ring road.

For more information, please contact Steven Jones on 07552 476571 or at steven@lm1.agency or Charlie O'Hara on 07595 261232 or at charles@lm1.agency



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991

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DESCRIPTION

115 Princess Street offers 1,991 sq ft across both ground floor and basement levels with direct access on the corner of Princess Street and Whitworth Street.

Constructed in the Victorian era the property has a traditional and well maintained façade incorporating period features and substantial return frontage along Whitworth Street. Internally there is a light well located centrally in the building so natural light penetrates from both side of the property.

Located within Princess Street conservation area



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Ground Floor commercial space c. 1324 sq. ft



Basement commercial space c. 667 sq. ft

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

Price – Offers in the region of £975,000 (Nine Hundred and Seventy Five Thousand pounds) Subject to Contract.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

BUSINESS RATES and EPC

Available on Request

VIEWING

By prior arrangement with the agents:

Tel / 07960 708 544

Email / Matt@LM1.agency

Tel / 07552 476 571

Email / Steven@LM1.agency

March 2021

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476571 or at steven@lm1.agency or Charlie O'Hara on 07595 261232 or at charles@lm1.agency

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