

Unit 3 The Stables, Wilmslow Road, East Didsbury, M20 5PG



“ Well appointed office in attractive courtyard setting ”

FOR SALE
PART INCOME PRODUCING OFFICE
WITH CAR PARKING
2,747 SQ FT

t: 01625 800 066
t: 0161 850 80 30

LOCATION

The Stables office development is located behind the popular Parrs Wood Entertainment Complex, accessed via Wilmslow Road. The location benefits from excellent transport links with the A34 providing access into Manchester City, M56 and M60.

East Didsbury Metrolink Station is a short walk from the offices, offering regular services to Manchester City Centre, Manchester Airport and surrounding neighbourhood towns.

There is a host of amenity in the immediate vicinity including; Tesco, Costa Coffee, Nuffield Health & Fitness, as well as a number of restaurants.

DESCRIPTION

3 The Stables is an attractive Grade II Listed two storey office building constructed in the late 1800's. The building was sympathetically refurbished around 10 years ago and benefits from modern and contemporary fixtures and fittings whilst retaining many of the original features.

The accommodation is arranged over Ground and 1st Floor and extends to 2,747 sq ft.

The ground floor is fully let and income producing.

A 1st Floor office of 1,325 sq ft is available which is accessed via an impressive spiral staircase.

SPECIFICATION

- Grade II Listed building
- Data cabling
- Air conditioning
- Access to kitchen on the Ground Floor
- Shared meeting room
- Excellent transport connections

CAR PARKING

12 parking spaces are available in the car park immediately outside of the development.

SALE PRICE

£1,100,000

TENANCY DETAILS

Part of the Ground Floor is let to Throgmorton Ltd on a 3 year lease from July 2021. With a tenant break after 18 months of the tenancy.

Passing Rent: £25,800 per annum which includes all utilities and maintenance of the property.

RATEABLE VALUE

Ground Floor: £17,750

First Floor: £26,750

TITLE NO

The property is held long leasehold, under title number MAN140397

ESTATES CHARGE

There is a contribution towards the maintenance and upkeep of the development.

LEGAL FEES

Each party is responsible for their own legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, in the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

Strictly by appointment with Williams Sillitoe on **0161 850 8030** or contact Simon Gardner at sg@willsill.co.uk

**Subject to contract
July 2023**



Important Notice

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