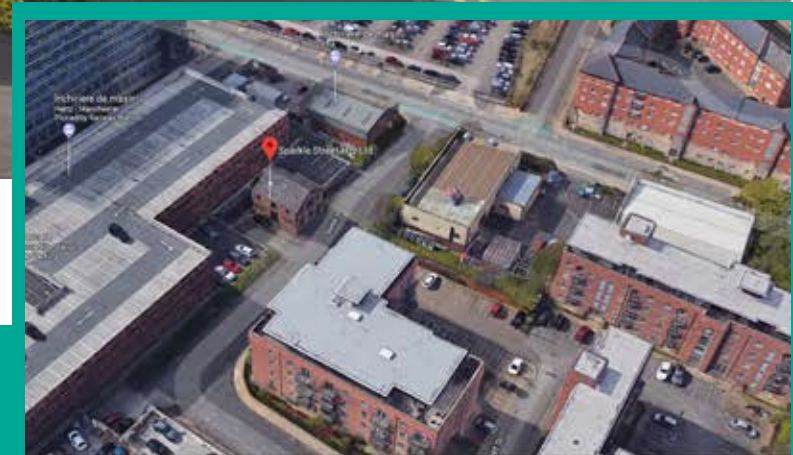




18 SPARKLE STREET | MANCHESTER | M1 2NA



2,016 sq ft (187 sq m)



DETACHED TWO STOREY COMMERCIAL PROPERTY
WITH CAR PARKING AND
REDEVELOPMENT/REFURBISHMENT POTENTIAL

RARE OPPORTUNITY
ATTRACTIVE PROPERTY AND LOCATION WITHIN CITY FRINGE
CLOSE TO PICCADILLY STATION

FOR SALE

DESCRIPTION

The property is a detached two storey commercial building together with some car parking availability. The building is of an attractive traditional brick construction with pitched slate roof supported on light steel trusses and timber boarded floors. There is glazing to the left and front elevations together with Velux windows within the roof void. The building is effectively open plan in nature on each floor and as such affords the purchaser the opportunity to fit out to their own exacting requirements.

The ground floor incorporates a small kitchen type facility and the first floor a washroom. The building has a number of very attractive features including boarded floors, open and airy feel, excellent natural light, exposed brick walls and feature lighting.

An inspection is thoroughly recommended.

LOCATION

The property is very well located along Sparkle Street in the Piccadilly district of Manchester city centre. Sparkle Street runs between Chapeltown Street and Store Street in the Back Piccadilly area just off the main A655 Great Ancoats Street in an area which is rapidly evolving for both residential and commercial occupiers.

Refer to map

SERVICES

We understand that all mains services are available.

FLOOR AREAS

The gross floor area extends to 2,016 sq ft in total with the accommodation arranged equally over ground and first floor levels.

ENERGY PERFORMANCE CERTIFICATE

Available on request

PLANNING

The property is currently in use for commercial purposes but is considered to have redevelopment/refurbishment and/or alternative use potential; subject appropriate consents.

All interested parties are to rely on their own enquiries in this regard.

PRICE

The property is offered For Sale at offers in excess of £450,000.

VIEWING

Please contact the Sole Selling Agents;
Haughton Warburton on 0161 839 0080.



HW Property Ltd. conditions under which particulars are issued:
Messrs. Haughton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

