



28-32DUTTON STREET | MANCHESTER | M3 1LE



1,808 sq ft (168 sq m) Workshop
Site of 0.14 acres (563 sq m) or thereabouts



**WORKSHOP BUILDING AND YARD WITH
REDEVELOPMENT/REFURBISHMENT POTENTIAL
(SUBJECT TO CONSENT)**
(Suitable for existing uses, or alternative uses, subject to consent)

FOR SALE

DESCRIPTION

The property consists of a detached single storey workshop/storage unit on a secure fenced triangular shaped yard accessed directly off Dutton Street through large gates.

The workshop is of steel and concrete framed construction and provides an open plan working area together with small office, WC, store and a small mezzanine. The yard is fully surfaced and secured with palisade fencing.

It is considered that the property would suit a range of uses (subject to appropriate consents) and also has redevelopment/refurbishment potential (subject to consents)



LOCATION

The property is very prominently located on Dutton Street at the junction with Julia Street in the heart of the Strangeways commercial area.

Both the A56 Bury New Road and A665 Cheetham Hill Road are closeby and as such the building is very well placed in relation to Manchester city centre.

Please refer to attached location map.

FLOOR AREAS

The workshop extends to 1,808 sq ft gross and the overall site to 0.14 acres (563 sq m)

SERVICES

All mains services are available to the property.

RATES

We are currently awaiting full rating information from Manchester City Council. Further details on request

PRICE

£250,000.

ENERGY PERFORMANCE CERTIFICATE

Available on request

VIEWING

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



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