



COLLYHURST ROAD | COLLYHURST | MANCHESTER | M40 7RT



0.15 acre, or thereabouts with 1,959 sq ft (182 sq m) building

WELL ESTABLISHED ROAD FRONTED  
TRANSPORT/CONTRACTORS YARD WITH  
LOFTY VEHICLE WORKSHOP/  
STORAGE BUILDING

VERY RARE PURCHASE OPPORTUNITY  
FRONTING COLLYHURST ROAD  
EDGE OF MANCHESTER CITY CENTRE

FOR SALE

## DESCRIPTION

The site extends to 0.15 acre, or thereabouts and incorporates a lofty vehicle workshop/storage building of single storey brick construction with a pitched roof supported on light steel trusses with the roof incorporating translucent panels. The floor in the building is concrete throughout and the working height is approx. 21 feet. The building has a large roller shutter at the front and internally provides open plan workshop/storage space with adjacent washroom and a canteen and office area with store at mezzanine level at the rear.

The yard is mainly surfaced in macadam and has full perimeter fencing and wide access gates off Collyhurst Road which afford access for articulated vehicles.

A viewing of the property is highly recommended.

## LOCATION

The property is very prominently located fronting directly onto Collyhurst Road on the northeast fringe of Manchester city centre. Collyhurst Road extends Dantzic Street which extends directly into the city centre between the Green Quarter and Northern Quarter which is currently undergoing substantial redevelopment with residential and commercial activities.

## SERVICES

We understand that all mains services are available.

## FLOOR AREA

The property extends to a gross internal area of 1,959 sq ft as follows:

Main Workshop	1,659	sq ft
WC/Washroom	71	sq ft
Mezzanine Offices	229	sq ft
<b>Total</b>	<b>1,959</b>	<b>sq ft</b>

## EPC

Available on request.

## RATES

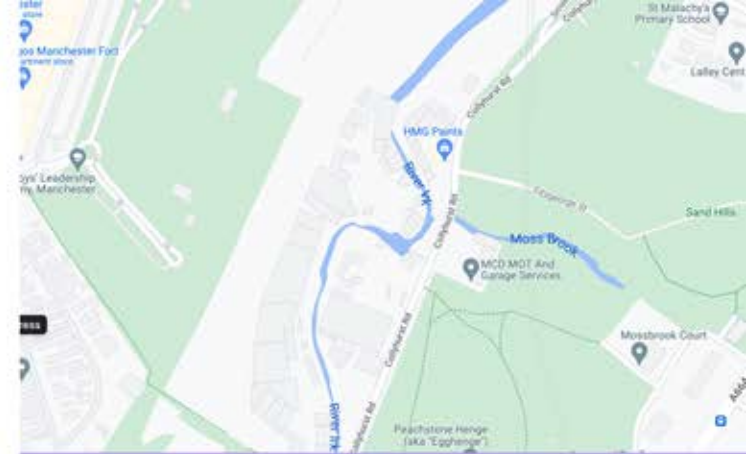
Rateable Value £5,640

## PRICE

Offers over £325,000 stc

## VIEWING

By prior appointment with the sole selling agents:  
Houghton Warburton: 0161 839 0080.



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