



UNIT 2 | 1 DARK LANE | ARDWICK | MANCHESTER | M12 6FB



5,065 sq ft (471 sq m) in Site of 0.4 ACRES

PROMINENT ROAD FRONTED
SINGLE STOREY WAREHOUSE
WITH LARGE CAR PARK/SERVICE YARD

FRINGE OF CITY CENTRE
FRONTAGE TO THE MANCUNIAN WAY (A57)
PROMINENT AT JUNCTION WITH ASHTON OLD ROAD (A635)
PICCADILLY STATION 5 MINS WALK
CLOSE TO PROPOSED LINE OF HS2

FOR SALE/MIGHT LET

DESCRIPTION

Unit 2 is a 1970s built single storey warehouse/industrial facility of steel portal frame construction with full height brick elevation walls and a solid concrete floor throughout. The roof is pitched and insulated. The previous occupants have extensively fitted out the property to accommodate a range of offices and showroom areas in line with the previous use as a wholesale distributors and sale operation.

Externally the property has a very large car park/service yard at the front and right hand side and this is fully surfaced and bay marked and accessed directly off Dark Lane.

LOCATION

The property is very prominently located fronting directly onto the main A57 Mancunian Way at its principal junction with Ashton Old Road (A635).

The area is primarily characterised with commercial, trade counter and industrial occupiers. The property site immediately across the road from PC World at Pin Mill Brow.

SERVICES

All mains services are available.

FLOOR AREA

The property extends to an area of some 5,065 sq ft gross. The total site area is around 0.4 Acres.

TENURE

The property is held by way of a 99 year lease from Manchester City Council, which commenced 25 December 1977. There is a ground rent of £3,690.00 per annum payable, which is reviewed on a 7 year cycle with the next review due on 25 December 2019.

RATES

We understand that the property has a Rateable Value of £18,750. Therefore, we estimate that the rates payable in the current year (2017/2018) will be in the order of £8,981.25.

TERMS

Offers over £575,000.

VIEWING

By prior appointment with the Sole Agents:

Haughton Warburton 0161 839 0080.

Details Prepared: February 2020



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