

HIGH STREET PROPERTY / CLASS E**175 Chorlton Road, Hulme, Manchester M16 7WS****LET****Price: £120,000****Total Area****1,720 Sq ft / 160 Sq M****Viewing Strictly through the sole selling agent.****Barker Proudlove****Jack Deakin****Mob: 07591 835782****Email: jack@barkerproudlove.co.uk**

Location:

Hulme is an inner city area and electoral ward of Manchester, known for its mix of traditional red-brick and modern buildings. Historically industrial, the area has undergone redevelopment. The property is situated in a mix-use area of commercial and residential and was formerly used as a betting office (sui generis use).

Accommodation:

The premises comprise the following approximate areas and dimensions:

Demise:	Sq Ft	Sq M
Ground Floor	1170	108.6
Basement	550	51.1

Tenure:

The Long Leasehold interest of the property is available for sale for £120,000. There are 828 years left on the long leasehold, it is due to expire 16th January 2851.

Business Rates:

The premises currently has a rateable value of £13,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:

Energy Performance Asset Rating - C

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

We have been advised by our client that the property is not registered for VAT. Interested parties are advised to make their own enquiries.

Date Prepared:

December 2023

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. December 2023

175 Chorlton Road, Hulme, Manchester, M16 7WS

