

FOR SALE



CHARACTER OFFICE PREMISES

**342 Chester Road
Old Trafford
Stretford
Manchester M16 9EZ**

- Car Park to the rear with parking for up to 8 vehicles
- Area of Redevelopment
- Manchester City Centre approx. 1 mile north-east
- Cornbrook Metrolink located approx. 300m to the north

LOCATION

The property is located on the eastern side of Chester Road (A5014) in the Old Trafford / St George's district of Manchester.

Bridgewater Way (A56) is within close proximity and provides easy access into Manchester City Centre with approx. 1 mile north east and to Junction 7 of the M60 motorway approx. 3 miles south west. Cornbrook Metrolink Station is approx. 0.3 miles to the north.

DESCRIPTION

The property comprises an end-terrace office premises of brick construction beneath a pitched slate roof. Internally, the property provides good quality office accommodation over ground, first and second floor plus basement storage. The fit out includes a mix of carpet, laminate and vinyl floor coverings, plastered and painted walls with exposed brickwork throughout and either plastered and painted or suspended ceilings incorporating recessed spotlights and strip lighting. There is access to both gas central heating and air conditioning in parts of the property. The basement storage is presented to a basic standard and is adequate for storage purposes.

Externally, there is a demised car park with a provision for parking up to 8 vehicles.

ACCOMMODATION

We have measured the property on a Net Internal Area basis in accordance with the RICS Property Measurement (2nd Edition) as follows:

Description	Square Metres	Square Feet
Ground Floor	48.94	526
First Floor	48.77	525
Second Floor	38.16	410
Basement	31.34	337
TOTAL	167.21	1,798



TENURE

Leasehold for a term of 900 years from 28th November 1868 at £32.13s.9d pa.

PURCHASE PRICE

The long leasehold interest is available for **offers in the region of £325,000.**

VAT

We have been informed that VAT is not applicable.

EPC

TBC

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle
(email: neale.sayle@wtgunson.co.uk)

Matt Styles
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