



markwarburton
CHARTERED SURVEYORS

Confidentially Available

FOR SALE

STRATEGIC CITY CENTRE HOTEL AND RETAIL
INVESTMENT/DEVELOPMENT OPPORTUNITY

10,248 SQ. FT / 952 SQ. M



HIGH STREET & TURNER STREET, SHUDEHILL
MANCHESTER, M3

PROPERTY LOCATION

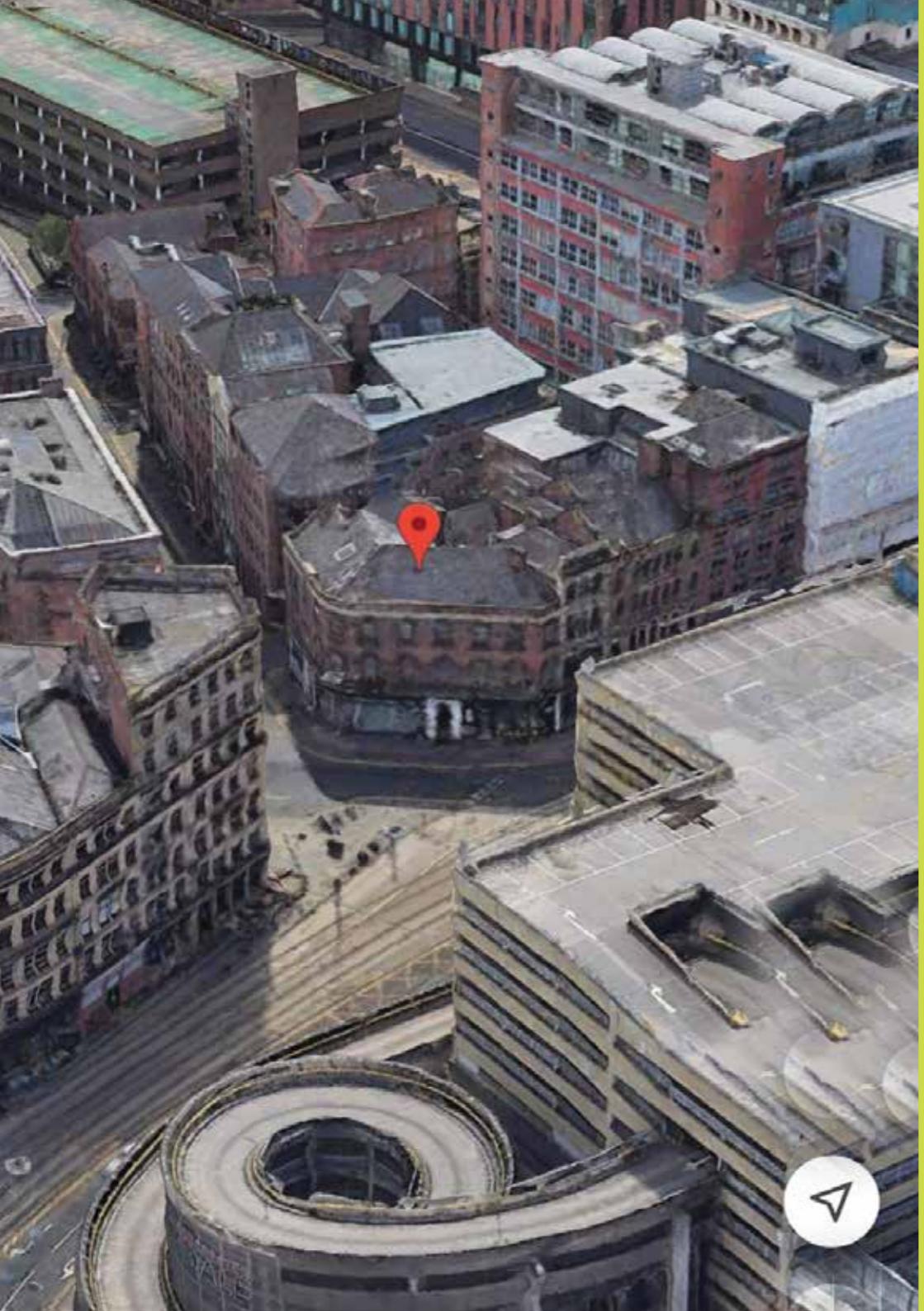
The property is located in a very prominent position along High Street/Turner Street in the Shudehill district of Manchester city centre. The area is long and very well established with many retail, commercial, leisure, restaurant, and bar operators and in recent years has seen a huge uplift in residential occupancy with the development of numerous schemes within close proximity.

The property is close to Shudehill Interchange, Printworks, Arndale Centre, and the Triangle.



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- Excellent well-established location
- Very rare capital growth opportunity
- Well established tenant covenants

The property is a substantial Victorian built former commercial warehouse of brick construction with a pitched slate roof providing floorspace over ground, first and second floor levels together with some basement areas.

The ground floor is currently arranged as two retail outlets one currently trading as a Turkish/Middle Eastern takeaway and the other as a food market.

The upper floors have recently been granted planning consent (ref 138110/FO/2023) for the conversion to a 33 bed hotel.

Further specific details on application.

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SERVICES

We understand that all mains' services are available.

TERMS

The property is offered for sale at £3.5m plus VAT.

TENANCIES

The property is let to three tenants as follows:

Ground Floor:

Unit 1

Lease with 6 years remaining at £55,000/annum plus vat.

Unit 2

Lease with 6 years remaining at £29,000/annum plus vat.

Upper Floors, Part Ground & Basement:

Further occupancy details on application.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

FLOOR AREA

The building, as is currently, extends to 8,514 sq ft/ 791 sq m.

Details on application.

With agreed development planning consent to the upper floors of the building will extend as follows:

	SQ FT	SQ M
Basement	1,679	156
Ground Floor Unit 1	969	90
Ground Floor Unit 2	549	51
Ground Floor Entrance	538	50
First Floor	1,733	161
Second Floor	1,733	161
Third Floor	1,733	161
Fourth Floor	1,313	122
TOTAL	10,248	952

The hotel extends to 8,730 sq ft/ 811 sq m (gross)

EXPRESSION OF INTEREST:

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 07769 970 244
E: mark@mwproperty.co.uk



Mark Warburton Properties LLP conditions under which particulars are issued.

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- (1) These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees. They do not constitute an offer or contract, nor constitute any part of an offer or contract.
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