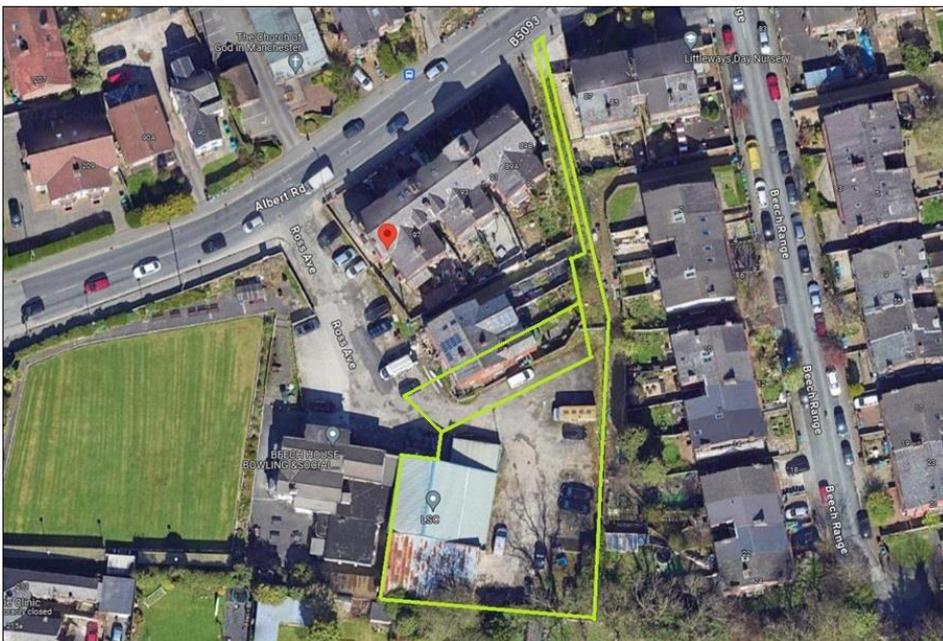


## Yard & Building and No.5 Ross Avenue, Levenshulme, Manchester M19 2HW

**For Sale**

£375,000 subject to contract  
& £225,000 subject to contract



**548.1 sq.m (5,900 sq.ft) & 65.3 sq.m (703 sq.ft)**

**Part income producing industrial/warehouse/office  
and yard property, with adjacent house/residential  
investment**

- Overall site area of 1,500 sq.m (0.37 acre) approx
- Assured Shorthold Tenancies in place on the residential element
- Scope for future redevelopment, subject to consents
- Part income producing and part vacant
- Of interest to investors, developers and owner occupiers
- Manchester Airport within 17 minutes' drive
- Local occupiers include Tesco Superstore, Home Bargains, Iceland and Kwik Fit
- Within walking distance of Kingsway (A34) and Levenshulme rail station
- Approximately 10 minutes' drive from Manchester city centre and M60 motorway
- East Didsbury metrolink station is within 10 minutes' drive

## Location

The property is very conveniently located, being not far from the end of Kingsway (A34) and Levenshulme rail station. Manchester city centre is within 10 minutes' drive/3.8 miles to the north and the M60 motorway is within 10 minutes' drive/3.4 miles to the south. Local amenities are provided in the centres of Levenshulme, Heaton Moor and Didsbury. Metrolink services are available at East Didsbury metrolink station. Local occupiers include Tesco Superstore, Home Bargains, Iceland and Kwik Fit. Manchester Airport is within 17 minutes' drive. (SatNav: M19 2HW).

## Description

The industrial/warehouse building is of brickwork construction with a mainly profile metal sheet roof covering and provides a range of industrial/warehouse units, with a shared enclosed yard area.

No.5 Ross Avenue comprises a two storey house, of brickwork construction with a pitched slated roof. The property has UPVC double glazed window units, carbon monoxide detectors, fire detection/alarm system, fire doors, security alarm and an attractive enclosed garden to the rear with a bike shed.



## The Yard & Industrial/Warehouse Building

**Unit A - 158.9 sq.m (1,710 sq.ft)** gross internal area, single storey in one clear span bay. Presently let to Kane Funeral Services Ltd on a 1 year internal repairing lease, commencing 01/07/2023 at a rent of **£9,960 PAX including car parking.**

**Unit B - 35.5 sq.m (382 sq.ft)** gross internal area, single storey in 2 bays. **VACANT ON COMPLETION**

**Unit C - 299 sq.m (3,219 sq.ft)** gross internal area, mainly 2 storey. Ground Floor: 140.1 sq.m (1,508 sq.ft), First Floor 132.1 sq.m (1,422 sq.ft) and Second Floor 26.8 (289 sq.ft). **VACANT ON 22/07/2024.**

**Unit D - 52.8 sq.m (569 sq.ft)** gross internal area, single storey in 4 bays. **PART VACANT ON COMPLETION (to be confirmed).**

**Unit E** - comprising 12 car parking spaces in total. Presently part let generating an additional rent of **£840 PAX.**

**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.

**Steel Storage Container - 29.7 sq.m (320 sq.ft)** gross internal area approx. **VACANT ON COMPLETION**

**Fenced Compound - 56.7 sq.m (610 sq.ft)** approx. **VACANT ON COMPLETION**

**Shared toilet area -1.95 sq.m (21 sq.ft).**



## No.5 Ross Avenue (the house)

65.3 sq.m (703 sq.ft) net internal area, over two floors including:

Ground floor - Bed 1, Lounge, Kitchen/Diner with fitted base units, sink units, central heating boiler and door to rear garden.

First floor - Bedroom 2, Bedroom 3 and Bedroom 4. In addition there is a shower room with shower cubicle, WC and wash basin.

Presently let on 4 Assured Shorthold Tenancies at a combined inclusive rent of **£19,600 (£490 per month per room x 4 x 10 months occupied) INCLUSIVE** of all utility bills, buildings insurance, Council Tax, internet, TV Licence, etc. (We are advised that the outgoings equate to £500 per month approx. excluding any repairs and gas/electric periodic checks/certifications. (details to be confirmed) and the tenancies end 30/06/2024.



## Car Parking/Yard

Combined overall site area of 1,500 sq.m (1,794 sq.yds/0.37 acre) approx, including Unit E. There is a right of way over part of the yard/accessway (details to be confirmed).

## Security

Unit C and No.5 Ross Avenue have security alarms fitted and the yard is gated.



## Services

### The Yard & Industrial/Warehouse Building

Gas - Unit C is separately metered for gas.

Electricity - Unit C is separately metered for electricity.

Units A, B & D are metered for electricity as one and then sub-metered off that supply.

Water - The water supply to the Industrial/Warehouse Building is smart metered and there are sub-meters to Units A and C, with the balance payable by Unit D. There is no water supply to Unit B. (Electricity and water usage is billed monthly).

### No.5 Ross Avenue (the house)

There are smart meters for electricity and gas. Water and drainage are available. The property has a gas fired central heating installation.

## Energy Performance

Unit C: Energy Performance Asset Rating C-66.

No.5 Ross Avenue: Energy Performance Asset Rating D-57.

(EPCs available on request).

## Rateable Assessment

### Rateable Values

Unit A: £6,200

Unit B: £1,925

Unit C: £7,600

Unit D: £2,850

Unit E (12 spaces): £3,750

### Business Rates Payable 2024/25

Unit A: £3,093.80

Unit B: £960.57

Unit C: £3,792.40

Unit D: £1,422.15

Unit E (12 car spaces): £1,871.25

**NB: Tenants may qualify for Business Rates Relief.** (The information should be verified and may be subject to transitional adjustments/supplements/relief).

**Council Tax is payable by the Landlord in respect of No.5 Ross Avenue. Band A – 2024/2025 £1,378.82**

## Tenure

Freehold. (Title Numbers GM120357 Yard & Industrial/Warehouse Building and LA138732 No.5 Ross Avenue).

## Purchase Price

**Yard & Industrial/Warehouse Building:** £375,000, subject to contract.

**No.5 Ross Avenue:** £225,000 subject to contract.

## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880

7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS

Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)

[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

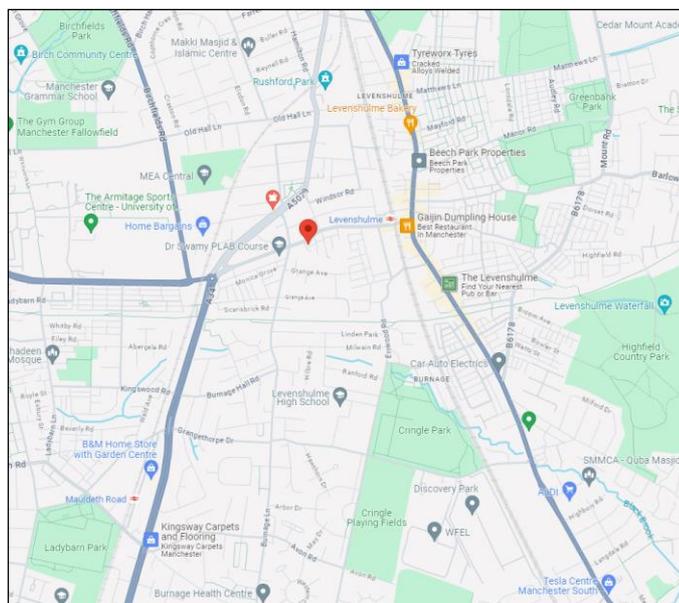
## Possession

Available following completion of legal formalities, subject to the existing tenancies and agreement on specific dates between the parties.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

## Location Map



**Fairhurst Buckley** offer a range of additional surveying and property services, including ● Property Acquisitions ● RICS Commercial Property Valuations ● Property Management ● Rent Collection ● Building Surveys ● Project Management ● Schedules of Condition & Dilapidations Advice ● CDM Regulations Advice ● Lease Renewals ● Rent Reviews ● Facilities Management ● RICS HomeBuyer Reports ●

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