



## **Burton Place, Worsley Street, Manchester - Offers Over £300,000**

**\*\*COMMERCIAL UNIT WITH RESIDENTIAL PERMISSION\*\***  
Use Class B1

Julie Twist Properties welcomes to the market this ground floor commercial unit, part of the Burton Place development positioned just off Ellesmere Street, Castlefield.

Offering over 1100 square feet of space, this unit has been split into two spaces - half for commercial use, and half residential. Large double glazed windows span the full length of both the front and rear of the unit, allowing floods of natural light to fill the space. The unit has access to a private terrace which in itself is 270 square feet in size (approx), as well as two allocated parking spaces.

- Commercial / Residential Unit
- Over 1100 sq.ft (100sq.m)
- Large Private Terrace
- Two Allocated Parking Spaces
- Self Contained with Own Front Door
- Castlefield Location
- 10 Minute Walk to Deansgate
- Excellent Transport Links & Close to Local Amenities

## DESCRIPTION

At the front of the unit, you are met with the perfect space for office use. There are 4 large working stations that are fully network cabled and can comfortably seat up to 8 people. There is also a large breakfast bar which is ideal for meetings or morning check ins. Amongst ample storage space, there is a fitted kitchen that has been cleverly modified, and also a WC. To the rear of the property, there is a further kitchen area with an integrated hob, a bathroom that comprises a large shower cubicle, WC and sink with mixer tap, as well as a large living area/bedroom. A large terrace spans the full length of the unit and is also accessed via the rear.

The layout currently lends itself perfectly to the front space being used as an office and the rear being used as a living area. This makes it perfect for small business owners, who would be looking for a base in Manchester throughout the working week. The space is however flexible, and there is the option to use the rear as additional office space, or alternatively, knock through to create a much larger commercial space.

Ideally located, this unit allows quick access to the regional motorway network via the M602 and A56, and it's also only a 5-10 minute walk from Cornbrook Metrolink Station and Deansgate and Manchester Central Metrolink Stations. Castlefield offers a diverse blend of residential, commercial, and recreational units. Within a 5-minute walk are local conveniences such as Co-op Food and Morrisons Daily (including Costa Express). There are also plenty of trendy restaurants and bars a short walk away, including The Wharf, Dukes 92, Albert's Shed & Barca.

## GENERAL

Service Charge: £3344.44 per annum (building insurance included in the service charge)

Ground Rent: £0

Lease: 999 years remaining from January 2003

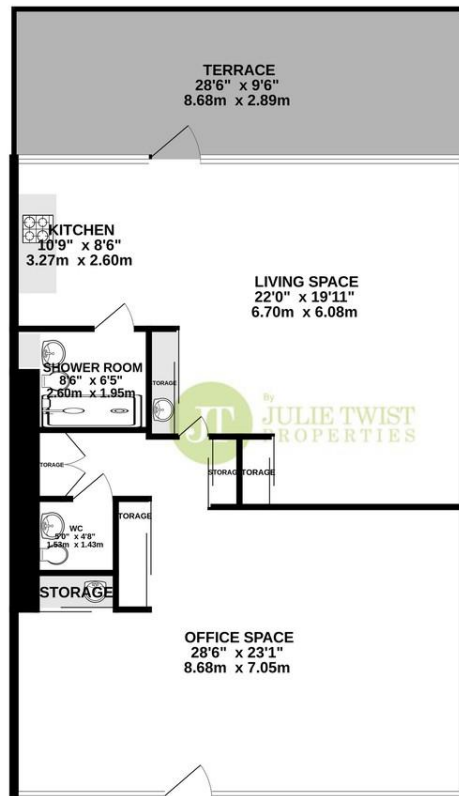
Council Tax Band: TBC

Floor Area: 1127 sq ft approx (104.7 sq m approx)

Management Company: First Port



GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA: 1127 sq.ft.  
Whilst every attempt has been made to ensure the accuracy of doors, windows, rooms and any other items are approved or mis-statement. This plan is for illustrative purposes only. The services, systems and appliances are to their operability or efficacy.  
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