



RETAIL / LEISURE / OFFICE OPPORTUNITY
MANCHESTER CITY CENTRE

UNIT 2, SKY GARDENS, SPINNERS WAY, MANCHESTER M15 4UU

FULLY VACANT UNIT WITHIN 166 APARTMENT BLOCK

UNIT 2



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EXECUTIVE SUMMARY

- Vacant Retail / Leisure / Office Opportunity in Manchester City Centre
- Highly prominent ground floor unit within newly developed residential building containing 166 apartments
- Located on an exceptionally busy pitch in one of Manchester's most popular residential areas
- Approximately 2,000 dwellings in the immediate vicinity
- Well configured unit providing 3,525 sq ft on a GIA basis
- Glazed triple frontage overlooking Chester Road (A56)
- Shell and core condition



Offers in region of £530,000 (Subject to Contract)



Low capital value of £150.35 PSF

LOCATION

Manchester is a dynamic, cultural and world famous city with considerable corporate, financial, media and tech representations. In 2021 it was named as the best city in the UK and the 3rd best city in the world by Time Out Magazine. The area represents the largest city region economy outside of London and has firmly established itself as the UK's second city with a population of almost 12 million within a 50 mile radius.

The city has undergone a transformation over the last decade with a boom in residential property development fuelled by the attraction and retention of young professionals seeking to live in the city centre. This in turn has led to more major businesses looking to hire in Manchester, improving the city's perception further.

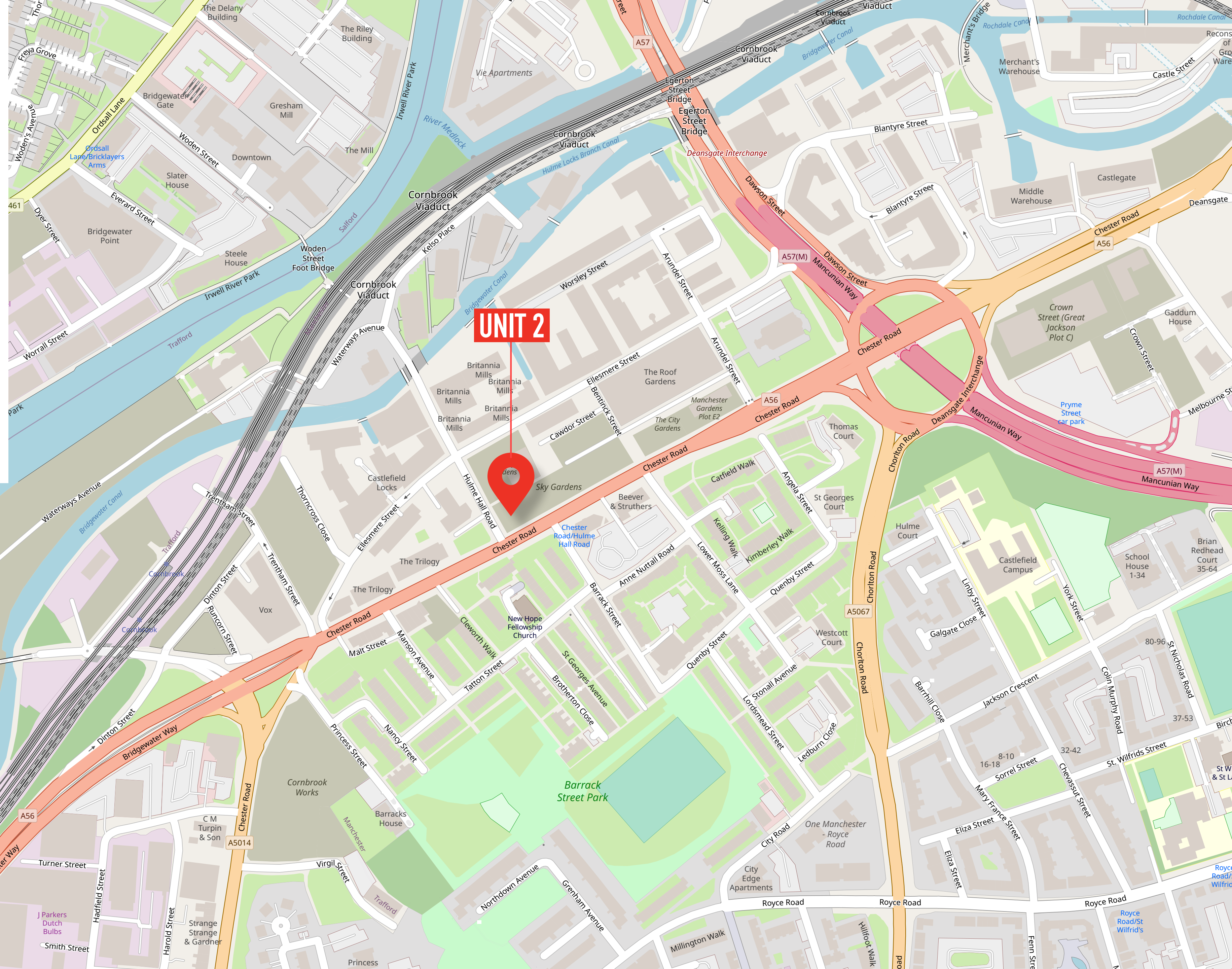


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SITUATION

The property occupies an extremely prominent location within the now well-established residential community of Castlefield. The Sky Gardens building fronts onto the exceptionally busy A56 spine road that leads in to both the city centre and the Manchester ring road, which pre-pandemic saw c. 31,412 vehicles passing daily.

Castlefield is one of the hottest residential property markets in Manchester, with average house prices rising by £53,797 in Q2 2022, bringing the average property price in the area to £324,029, or 38% up on the 2019 numbers.



**31,412 VEHICLES
PASSING DAILY**

TIMBER WHARF
181 UNITS

MANCHESTER
CITY CENTRE

MOHO
102 UNITS

ROOF GARDENS
72 UNITS

ST GEORGES GARDENS
138 UNITS

CITY GARDENS
86 UNITS

SKY GARDENS
166 UNITS

UNIT 2



A57
INNER RING ROAD

A57
INNER RING ROAD

A56

**CASTLEFIELD IS ONE OF THE
HOTTEST RESIDENTIAL PROPERTY
MARKETS IN MANCHESTER**



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**THE PROPERTY COMPRISES
A MODERN AND PURPOSE-BUILT
RETAIL / LEISURE / OFFICE UNIT
TOTALLING 3,525 SQ FT**

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DESCRIPTION

The property comprises a modern and purpose-built retail / leisure / office unit totalling 3,525 sq ft on the ground floor of a newly developed residential scheme containing 166 apartments. The unit is in shell and core condition and benefits from glazed triple frontage overlooking Chester Road (A56).

TENURE

The property is available by way of a 150 year long leasehold at a peppercorn, expiring in 2166 (c. 143 years unexpired). The freeholder is Manchester City Council.

DATAROOM

Access to the dataroom can be provided on request.

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VAT

The property has been elected for VAT.

EPC

The property will be assessed for energy performance following tenant fit out.



PROPOSAL

We are instructed to seek offers in the region of

£530,000

(FIVE HUNDRED AND THIRTY THOUSAND POUNDS)

for our client's long leasehold interest, subject to contract.

 LOW CAPITAL VALUE OF
£150.35 PER SQ FT

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

CAPITAL ALLOWANCES

There are no unclaimed capital allowances to be transferred with the property.

FURTHER INFORMATION

Viewings are strictly by appointment only.

For additional information or to arrange an on-site inspection, please contact the vendor's sole agent Roger Hannah.



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