

FOR SALE

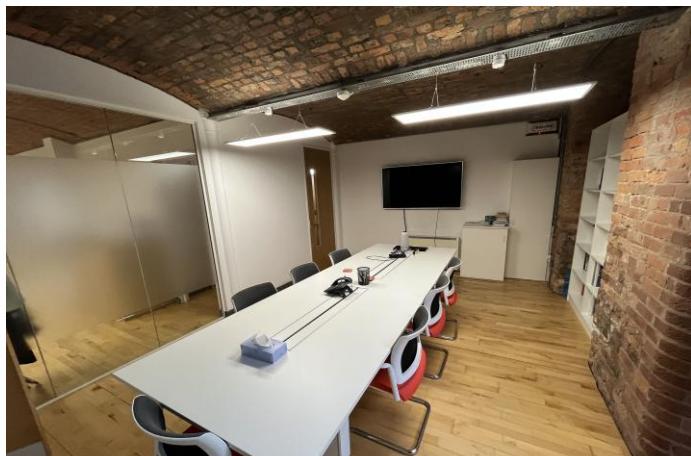


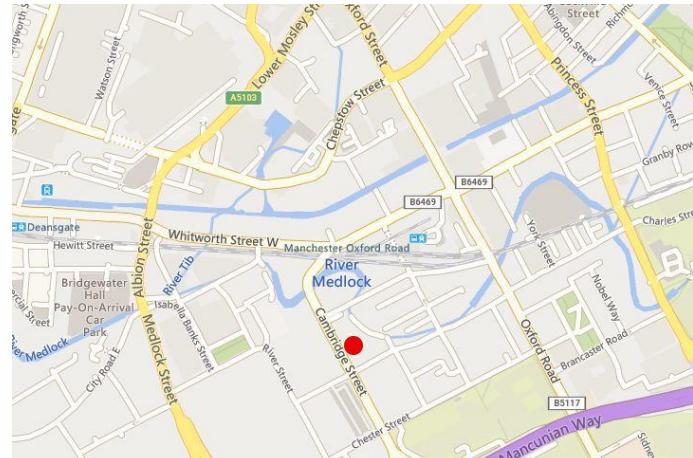
RogerHannah

B1 - Chorlton Mill, 3 Cambridge Street, Manchester, Greater Manchester, M1 5BY

**Self-Contained Modern
Commercial Unit
1,326 Sq Ft (123.19 Sq M)**

- Located in Manchester City Centre
- Lower Ground Floor Space
- Four Parking Spaces
- Flexible Accommodation Use





Location

Cambridge Street is a lively and well-connected area in central Manchester, known for its mix of cultural, residential, and commercial uses. Local landmarks include the Palace Theatre, Manchester Museum, Manchester Art Gallery, and the University of Manchester. The street also offers a wide range of restaurants, cafés, and pubs, making it a popular destination for both locals and visitors.

The area benefits from excellent public transport links into the city centre and beyond, with nearby bus routes, Oxford Road and Deansgate rail stations within walking distance, and easy access to Manchester Piccadilly. Overall, Cambridge Street offers a vibrant atmosphere with strong connectivity and a rich cultural scene.

Description

The available space is a self-contained lower ground floor commercial unit currently fitted out and used as offices. The space offers practical, flexible accommodation suitable for a variety of office or commercial uses, with a layout that can be adapted to suit occupier requirements.

The unit benefits from a dedicated entrance and includes four allocated on-site parking spaces, offering a rare opportunity to acquire office accommodation with parking. Located within the characterful Chorlton Mill building, the space combines functional layout with attractive period features, creating a distinctive working environment. The property represents an excellent opportunity for owner-occupiers or investors seeking to acquire flexible commercial accommodation within an established building.

Accommodation

Total NIA - 123.5 Sq M / 1,326 Sq Ft

Purchase Price

£375,000 plus VAT.

Business Rates

Rateable Value 2023 = £13,500

Ground Rent = £150 per annum

Service Charge

£3,500 per annum.

Tenure

Long Leasehold with 970 years remaining.

Parking spaces on a separate long leasehold title.

EPC

A copy of the EPC is available upon request.

VAT

If VAT is applicable on this property, it will be charged at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Robyn Egan

M: 07929 039 855

E: robynegan@roger-hannah.co.uk

Date of Preparation

5th January 2026