

Long Lease For Sale : 106 Years Remaining

On the instructions of the Administrators

 **Hilco Global**TM
Real Estate Advisory

 **AZETS**



XENON HOUSE, 10 SCHOOL LANE, DIDSBURY, MANCHESTER M20 6RD

LOCATION

The property is situated at the corner of School Lane and William Street in the popular and affluent southern Manchester suburb of Didsbury. The property benefits from the amenity of central Didsbury and nearby Wilmslow Road and proximity to excellent road links offered by the A34, M60 and M56, and with Burnage Train Station approximately 1.2Km to the north east.

DESCRIPTION

The property comprises a two story building of masonry construction, with timber curtain wall panelling in part facing School Lane, with a single storey extension to the front. The main two storey section has a dual pitched profile panel covered roof, while the single storey section is covered with a bitumen roofing material. There are security grilles to ground floor fenestration, which is timber framed to the front with replacement UPVC glazing to the rear.

Internally, ground and first floor accommodation is accessed via two sets of stairs, one incorporating the single storey extension. The space is configured by various masonry and timber stud partitions creating a series of rooms, to include sales and reception, various offices and store rooms, kitchen and WCs.

The external areas comprise a tarmac car park, with space for max 8 vehicles, and a narrow access strip extending a short distance beyond the rear building line.

ACCOMMODATION

We measure the accommodation to comprise the following:

Net Internal Area:

	sq m	sq ft
Ground Floor	175	1,886
First Floor	106	1,142
Total	281	3,028

TENURE

Held on a lease granted by Manchester City Council for a term of 125 years from 15th May 2001, at a ground rent of £100 p.a.

EPC

An Energy Performance Certificate has been instructed. Please contact the agents for additional information.

BUSINESS RATES

The premises are currently listed as having a rateable value of £11,250. Under the current listing, and current small business rate relief thresholds, the property would qualify for 100% small business rate relief, if the rate payer does not occupy other property. Interested parties should, however, consider whether their use of the property would alter the Business Rate position.

TOWN PLANNING & LEASE USER CLAUSE

The recent planning history of the site indicates there is potential to extend, and potential for a variety of uses subject to necessary approvals. The lease user clause states offices.

LEGAL COSTS

Each party is to bear their own legal costs.



VAT

To be confirmed.

GUIDE PRICE

Guide price £550,000 (excl.).

VIEWINGS

Strictly to be arranged via the sole agents, Hilco Global Real Estate Advisory.

CONTACTS:

For further information or to arrange a viewing please contact:

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