



# PRIME NORTHERN QUARTER OFFICE ACCOMMODATION

79 Newton Street, Manchester M1 1EX



**FOR SALE**

548.1 SQ M (5,897.55 SQ FT) – Gross

Self-contained accommodation

2 car parking spaces



## 79 Newton Street, Manchester M1 1EX



**LOCATION** Situated on Newton Street, between Ancoats and Piccadilly forming part of the old Post Office Sorting House.

The location provides easy access to the City's prime commercial and retail areas and is well positioned to benefit from the public transport infrastructure.

**DESCRIPTION** Mid terrace office building over ground and first floors. The accommodation forms part of a larger period mixed office and residential block constructed of brick with timber framed sash windows.

### ACCOMMODATION

Ground floor 264.5 sq. m (2846.02 sq. ft)

First floor 283.6 sq. m (3048.7 sq. ft)

**TOTAL GROSS INTERNAL AREA 548.1 sq m (5897.55 sq ft)**

**There are 2 car parking spaces included**

**TENURE** Long leasehold interest of 125 years commencing 6<sup>th</sup> October 1997

**PLANNING** The building has most recently been used as a Bank and office premises. Planning permission 125468/FO/2019 has granted a change of use to D1 (clinic) and is suitable for a variety of uses (subject to planning)

**PRICE** On Application

**VAT** All prices, premiums and rents quoted are exclusive of but will be liable to VAT at the prevailing Rate

**COSTS** The purchaser will be responsible for their own associated costs

**BUSINESS RATES** The current rateable value is £34,250

**VIEWING AND FURTHER INFORMATION** Trevor Sloan 07738501672 [trevor@tsgproperty.com](mailto:trevor@tsgproperty.com)



The agents on their behalf and for the vendors or Lessors of this property whose Agents they are give notice that 1 These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees and do not constitute any part of an offer or contract 2 Whilst we use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveyor or otherwise as to their accuracy. The agents cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars. 3 No person in the employment of the agents has any authority to make any representation or warranty whatsoever in relation to this property. 4 Unless otherwise stated all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. © TSG Property

