



WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

**FOR SALE**  
**VEHICLE REPAIR WORKSHOP**  
**WITH POTENTIAL FOR ALTERNATIVE USE**  
**APPROX 890 SQ M (9,582 SQ FT)**  
**ON 0.17 HA (0.43 ACRES)**



**TOWNLEY STREET**  
**MIDDLETON**  
**MANCHESTER**  
**M24 1AT**

## Situation & Description

The property is situated on the east side of Townley Street, in Middleton town centre.

Middleton is located approximately 4.5 miles north of Manchester and 5 miles south of Rochdale.

The property comprises three adjoining and interconnecting refurbished vehicle repair workshops, providing approximately 890 sq m (9,582 sq ft) on 0.17 ha (0.43 acres).

There are integral offices and two vehicle ramps and rolling road installations within the workshops and to the Townley Street frontage there is car parking/open display.

## Accommodation

The property has been measured on a gross internal basis. The approximate gross internal areas are as follows:-

Description	Sq M	Sq Ft
Workshop 1	217.29	2,339
Workshop 2	328.87	3,540
Workshop 3	344.01	3,703
<b>TOTAL</b>	<b>890.17</b>	<b>9,582</b>



## EPC

The EPC may be downloaded at [www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk).



## Rating

We understand from enquiries of the Local Authority that the property is assessed as:

"Exhaust and Tyre Centre" £15,750

The current Uniform Business Rate multiplier for 2014/2015 is 48.2p.

## Tenure

Freehold/Part Long Leasehold.

The majority of the site is freehold, however, the rear section is held by way of a 950 year lease from 12 October 1987.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Terms

Offers are invited for the benefit of the Freehold/Long Leasehold interest with vacant possession.

There is also an opportunity to acquire the property as an investment, subject to a lease to Drive 2000 Safety Centers Limited.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

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