

TO LET

Lamb & Swift
Commercial Property

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SECURE OPEN YARD

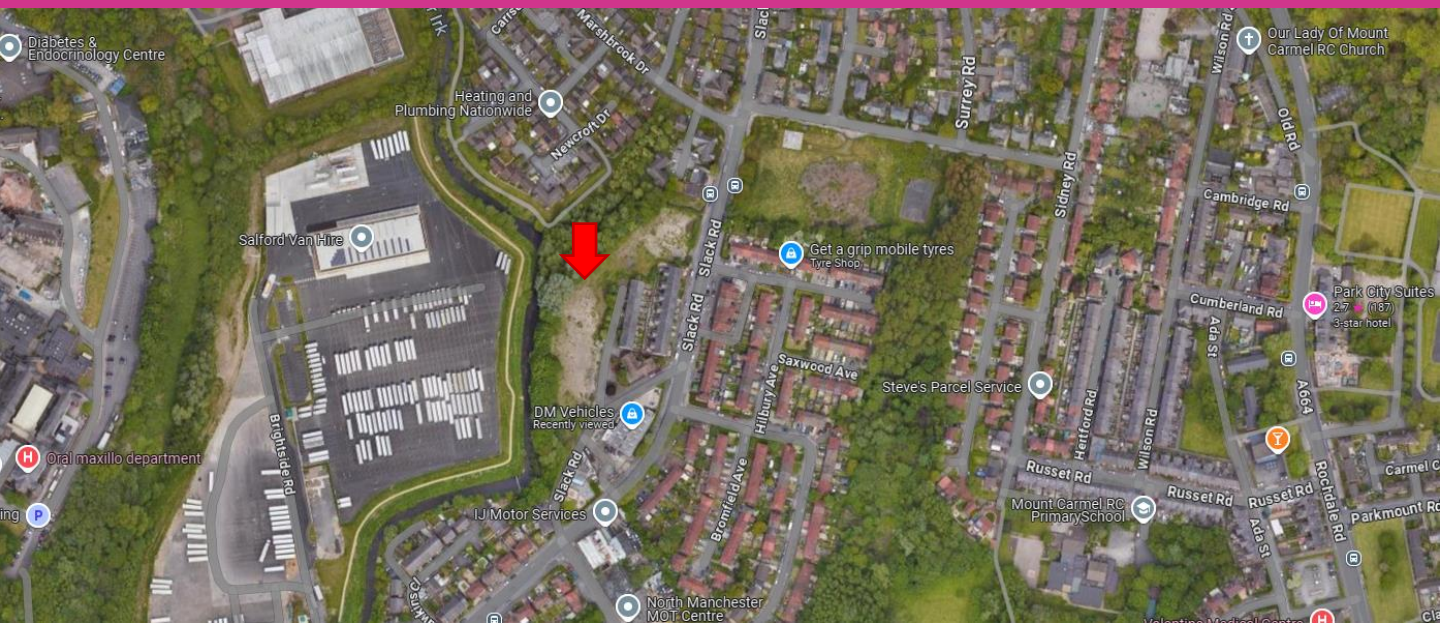
1.795 ACRES (78,190 SQ FT)



**LAND AT SLACK ROAD
BLACKLEY
MANCHESTER
M9 8AW**

**£70,000
Per annum**

- Secure open yard space
- Well established mixed use location
- To be cleared before occupation
- Within easy reach of the M60
- Suitable for a variety of uses
- From £70,000 per annum



LOCATION

The premises are located within a well-established mixed use area on Slack Road which is located in the Blackley area of Manchester. Slack Road itself is positioned within a predominantly residential area, with some commercial buildings including Manchester hospital within close proximity.

The M60 motorway is easily accessible via Junction 20 (Blackley,) as well as the A664 (Rochdale Road) via Charlestown Road.

DESCRIPTION

This 1.795-acre plot of land offers potential for various uses and has the added security of palisade fencing around the perimeter. The land is easily accessible via a main road, making it convenient for vehicles, machinery, and deliveries.

Although the land is currently overgrown, it will be cleared and flattened before being occupied by any new tenants.

This plot could be used for outdoor storage of equipment, vehicles, or materials.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Site Area:

Description	Acres	SQ FT
Land	1.795	78,190

VAT

VAT may be applicable and if so, will be at the prevailing rate.

LEASE TERMS & RENTAL

Available by way of a new tenant's Full Repairing & Insuring Lease for a term of years to be agreed.

£70,000 per annum

BUSINESS RATES

A business rates valuation will be required for this site, interested parties are to make their own enquiries direct with Manchester City Council Rating Department.

EPC

Not Applicable.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Site Plan – For illustrative purposes only

