

TO LET

13 MARKET STREET, MANCHESTER, M26 1GF



LOCATION



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THE GRAND HOTEL, IS LOCATED IN STONECLOUGH, A MARKET TOWN IN BOLTON, GREATER MANCHESTER. THE TOWN LIES IN THE IRWELL VALLEY, SEVEN MILES FROM MANCHESTER CITY CENTRE AND THREE MILES SOUTHEAST OF BOLTON.

IN THE 18TH AND 19TH CENTURIES, STONECLOUGH WAS AN IMPORTANT COAL AND COTTON TOWN BUT IT IS NOW PREDOMINANTLY RESIDENTIAL. THE AREA HAS MANY AMENITIES AND PLENTY OF WALKING ROUTES AND GREEN SPACES SUCH AS MOSES GATE COUNTRY PARK AND CLIFTON COUNTRY PARK.

STONECLOUGH IS SERVED BY JUNCTION 16 OF THE M60 MANCHESTER RING ROAD AND THE A56 PROVIDES DIRECT ACCESS TO THE MANCHESTER CITY CENTRE. THE M61 CONNECTS TO BOLTON AND PRESTON AND LINKS TO THE M6 MOTORWAY. THE AREA IS SERVED BY KEARLSEY STATION WHICH IS ON THE MANCHESTER TO PRESTON RAILWAY LINE.



PHOTOS

13 MARKET STREET, MANCHESTER, M26 1GF



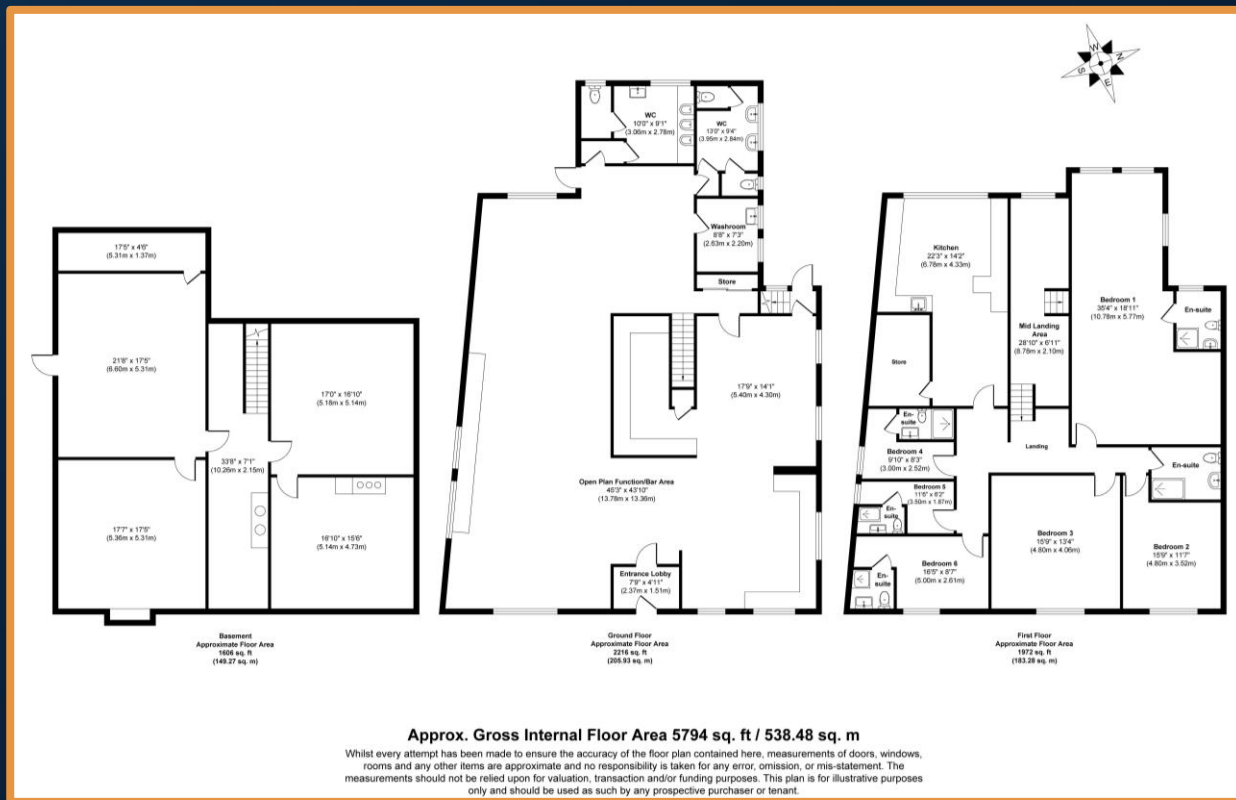
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FLOORPLANS

13 MARKET STREET, MANCHESTER, M26 1GF



Approx. Gross Internal Floor Area 5794 sq. ft / 538.48 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

DETAILS

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DESCRIPTION

- TRADING HOTEL / FUNCTION VENUE
- TOTAL ACCOMMODATION – 5,794 SQ.FT INCLUDING BASEMENT
- 6 BEDROOMS
- DIRECT LINK TO MANCHESTER CITY CENTRE
- SIZEABLE, DETACHED PROPERTY
- GROUND FLOOR FUNCTION SPACE
- TRADE GARDEN (100+) AND CAR PARK (25) (150 COVERS APPROXIMATELY)
- FULLY REFURBISHED THROUGHOUT

LEGAL COSTS

- EACH PARTY IS RESPONSIBLE FOR PAYING THEIR OWN LEGAL COSTS

TENURE

- THE PREMISES IS AVAILABLE BY THE WAY OF A NEW LEASE FOR A TERM FROM 3 YEARS

PRICE

- £48,000 PER ANNUM (WE UNDERSTAND THERE IS NO VAT PAYABLE)

ENQUIRIES

13 MARKET STREET, MANCHESTER, M26 1GF



SUITE 7, OAK TREE BARN, HATTON LANE, HATTON, WA4 4BX



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