

For Sale

Prime Manchester City Centre Investment Property

Chatham House

Chatham Street, Manchester **M1 3AY**

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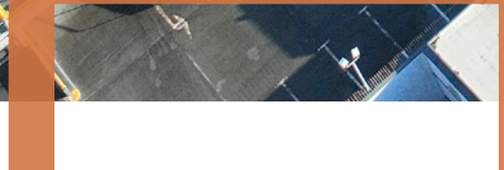
Summary





- High quality refurbished characterful period building
- Single let for education use to BSC Worldwide Ltd T/a BSC Education
- Situated right in the heart of the City Centre close to all amenities and transport links.
- Unique roof terrace with ‘Pods’ for students
- 15 year lease from 1st Feb 2025
- £120,000 per annum passing rent
- 7.32% net initial yield

Purchase Price

Offers in the region of **£1,550,000 (£283/sq ft)** which based on the passing rent represents a **net initial yield of 7.32%** allowing for the usual purchaser’s costs.

A prime location in heart of Manchester City Centre





















Location

The property is situated on the south east side of Chatham Street at its junction with Roby Street in the heart of Manchester City Centre. Piccadilly Gardens is within close proximity as is Piccadilly Train Station and Metrolink station.

All City Centre shops, bars, restaurants, hotels and transport links are within close proximity.

In the immediate location, it is worth noting that the former Grade II listed bank premises adjacent to the subject property and the land next to this have plans in for a 22 storey hotel tower including 350 bedrooms.

Chatham House

Chatham Street, Manchester M1 3AY



Key

Restaurants & bars

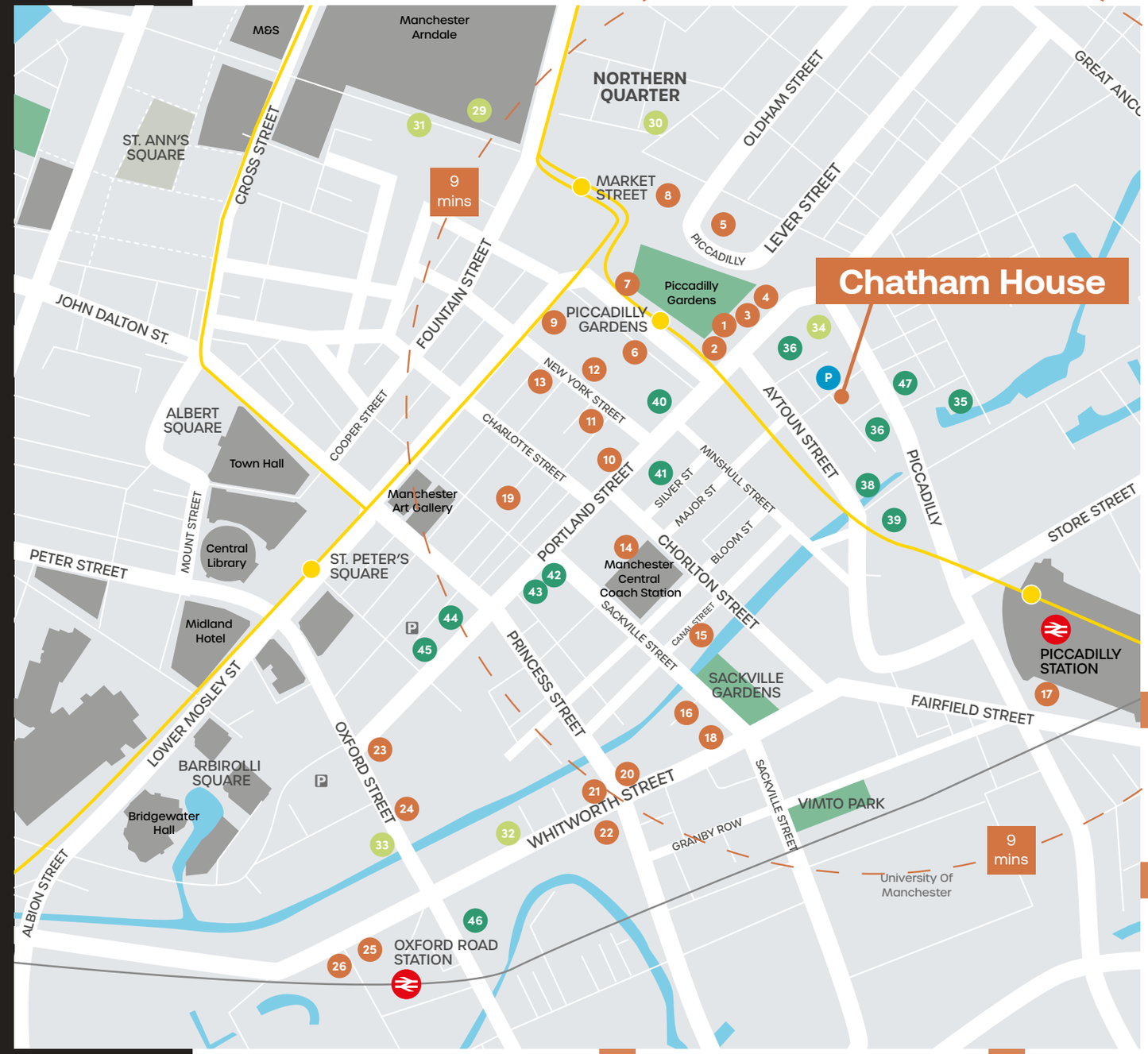
1 Pizza Express
2 Don Tacos
3 Pret
4 Ask Italian
5 Zizzis
6 Starbucks
7 Cafe Nero
8 Bella Italia
9 Gong Cha
10 Rudy's Pizza
11 Giovannis Deli
12 Philpotts
13 The Alchemist
14 Upper Crust
15 Canal Street
16 Tribeca
17 Carluccios
18 Esquires coffee shop
19 China Town
20 Peru Perdu
21 Foundation Coffee
22 O Sheas Irish Bar
23 Philpotts/Pizza Express
24 Chango's Burrito
25 Dog Bowl
26 Gorilla
27 Walford
28 Slug & Lettuce

Retail & Leisure

29 Northern Quarter
30 Manchester Arndale
31 Market Street
32 JD Sports Gym
33 Sainsburys
34 Tesco Express

Hotels

35 Premier Inn
36 Malmaison
37 Ibis
38 Holiday Inn
39 DoubleTree by Hilton
40 Mercure, Piccadilly
41 Brittania
42 Clayton Hotel
43 Hotel Brooklyn
44 Ibis Hotel
45 Novotel
46 Kimpton Clocktower Hotel
47 Heathcote Hotel & Brasserie Abode



Description

The property comprises an attractive three storey brick built period building beneath a flat roof (now a roof terrace).

Chatham House (Formerly known as Indemnity House) was originally built in 1910 with its original tenant being the Manchester and Salford Boys & Girls Refuges and Homes Society.

Internally, the accommodation is arranged over ground, first, second floor and lower ground floor and comprises a series of class rooms/training rooms.

The property in the last few years has been refurbished as high quality character education space. Original features such as exposed brickwork, original tiled walls, original flooring including renewed parquet flooring, fire places etc have been refurbished and feature throughout the property.

The flat roof is now a terrace which provides outdoor space for the occupier with several pods for students to use for one to one meetings or private study.















Accommodation

As measured on a net internal basis
the areas are as follows:

Floor	sq m	sq ft
Second floor	128.8	1,386
First floor	120.3	1,295
Ground floor	140.3	1,510
Lower Ground	119.4	1,285
Total	**508.8**	**5,476**

Lower Ground



Ground Floor



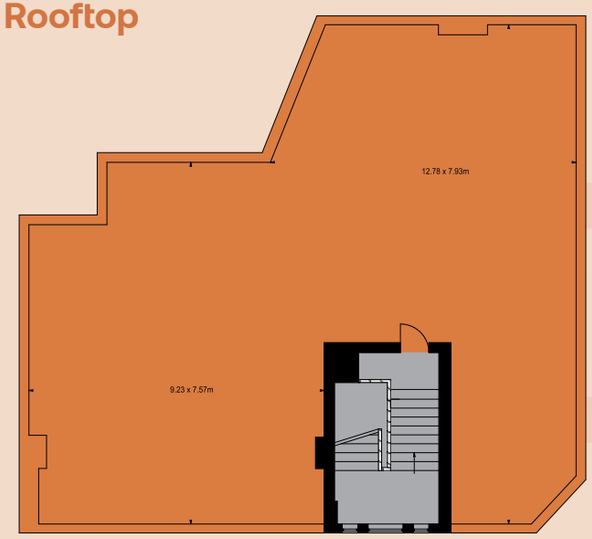
First Floor



Second Floor



Rooftop



Site Plan



Title

The property is held freehold under title no LA46412.

Lease/Tenant

The property is leased to BSC Worldwide Ltd on the following terms:

- 15 year lease from 1st Feb 2025
- £120,000 per annum (£21.91/sqft)
- 5 yearly rent reviews
- FRI terms

BSC Worldwide Ltd t/a BSC Education are a leading international education group offering a wide range of education and training to individuals and organisations across the globe. They currently have 7 centres located in London, Manchester, Brighton, York, Edinburgh, Malta and Kuwait City. Website - Learn English in Manchester | BSC Education







BSC Worldwide Ltd have a credit rating of 64 on Experian which is a below average risk.



Chatham House

Tenure

The property is held freehold under title no LA46412.

VAT

We are informed the property is/isn't elected for VAT.

EPC

A copy of the EPC is available on request.

Datalink

A datalink will be available with various documents relating to the property which is available on request.

Money Laundering

The successful purchaser will be required to provide information to satisfy the AML requirements when Heads of Terms are agreed.

Enquiries/Viewings

For enquiries please contact the sole agent W T Gunson FAO:

Neale Sayle
neale.sayle@wtgunson.co.uk
07760 160 321

Oscar Davies
oscar.davies@wtgunson.co.uk
07760 461 181

Josh Hill
josh.hill@wtgunson.co.uk
07760 160 461



Purchase Price

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