wtgunson

commercial property consultants

FOR SALE



For identification purposes only

WORKSHOP/WAREHOUSE UNIT (2,916 SQFT) AND YARD
SITE AREA CIRCA 0.23 ACRES

FORMER A MAFFEI & SONS
POLLARD STREET EAST
ANCOATS
MANCHESTER M40 7FS

- Area of redevelopment/regeneration
- Periphery of Manchester City Centre
- Popular Ancoats/Holt town location
- Holt town Metrolink Station within close proximity

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants

LOCATION

The property is located on the south east side of Pollard Street East at its junction with Cowan Street in the Ancoats/Holt town area on the periphery of Manchester City Centre. Ancoats/Holt town is an exciting area of regeneration/redevelopment. Manchester City Centre is less than 1 mile south west. Manchester City's Etihad Stadium is less than 1 mile to the east. Holt town Metrolink Station is within close proximity.

DESCRIPTION

The property comprises a workshop/warehouse unit and yard on a site of **approx. 0.23 acres.** The warehouse is of brick construction beneath a pitched asbestos sheet covered roof. The unit has an eaves height of 3.9m and 5.6m to the apex.

ACCOMMODATION

As measured on a gross internal basis the area of the warehouse is as follows:

2,916 sqft

PURCHASE PRICE

Offers in the region of **£500,000**.

TENURE

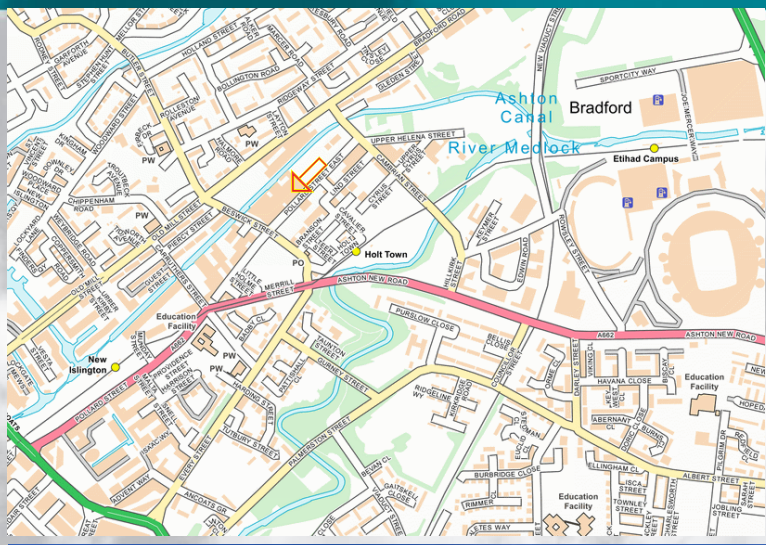
The property is held freehold under title no GM94024.

EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is applicable.





ENQUIRIES/VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle
Neale.sayle@wtgunson.co.uk

Josh Hill
Josh.hill@wtgunson.co.uk

Lewis Grainger
Lewis.grainger@wtgunson.co.uk

Tel: 0161 833 9797

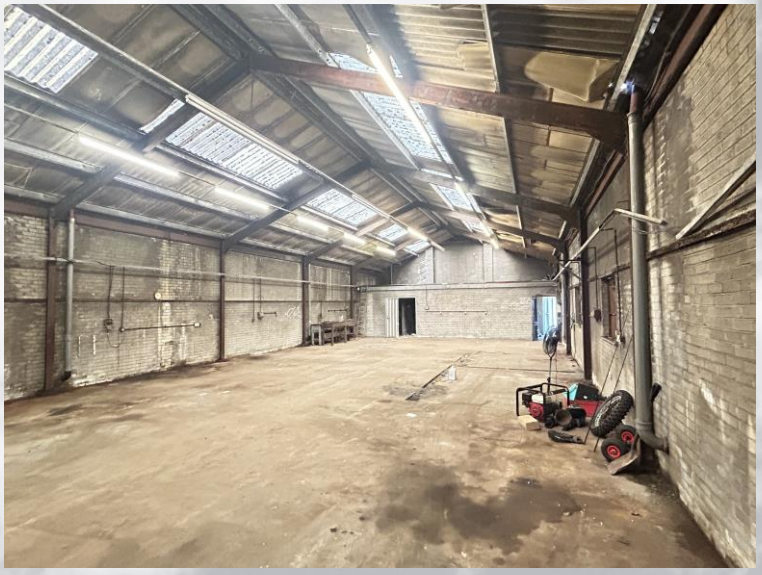
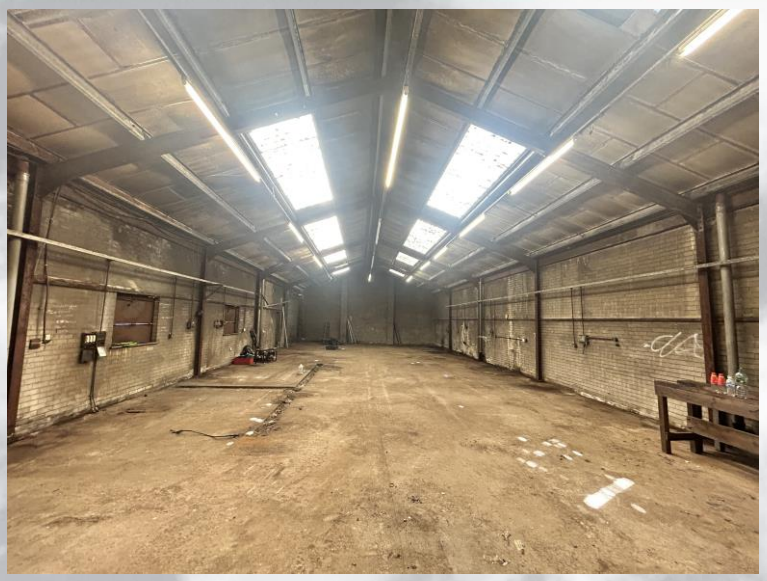
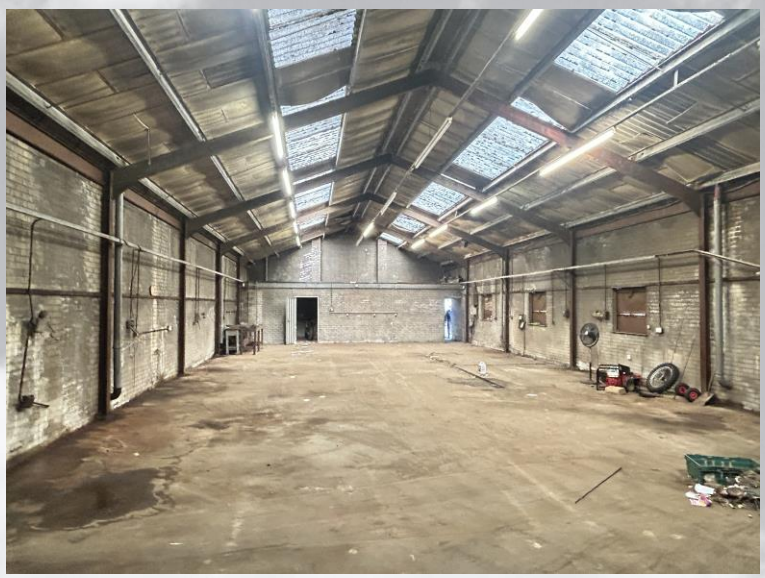
Date of Preparation: September 2026

RICS

These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants




These particulars are produced in good faith, are set out as general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. Reproduced by courtesy of the controller of HSMO, Crown Copyright reserved. License No. PR-10313P. If applicable, with the consent of Chas E Goad, Cartographers, Old Hartfield, Geographers A-Z, Map Co Ltd and/or The Automobile Association. For identification purposes only.

RICS

0161 833 9797
www.wtgunson.co.uk