**FOR SALE HIGH QUALITY CHARACTER OFFICES PREMISES** WITH POTENTIAL FOR REDEVELOPMENT

# THE ROBERT STREET HUB

12-14 Robert Street, Cheetham Hill, Manchester **M3 1EY**

THE ROBERT STREET **HUB**

# HIGH QUALITY CHARACTER OFFICES PREMISES WITH POTENTIAL FOR REDEVELOPMENT

- **WELL LOCATED INCOME PRODUCING OFFICE BUILDING** WITH AN OPPORTUNITY TO INCREASE RENTAL INCOME
- **MAY SUIT CONVERSION TO RESIDENTIAL** (Subject to obtaining any necessary consents)
- **AREA OF REDEVELOPMENT/REGENERATION**
- **FAST DEVELOPING LOCATION** WITHIN CLOSE PROXIMITY TO MANCHESTER CITY CENTRE
- **LARGE SCALE RESIDENTIAL LED DEVELOPMENTS** IN CLOSE PROXIMITY INCLUDING: **SALBOY'S WATERHOUSE GARDEN** Scheme of 556 apartments (now complete) and **LATIMER'S SCHEME (CLARION HA)** on the former Boddingtons site of 505 apartments (currently underway).
- **VICTORIA TRAIN STATION** and **METROLINK** SERVICES ARE WITHIN 500M
- **MANCHESTER CITY CENTRE AMENITIES** WITHIN EASY WALKING DISTANCE




The Green Quarter
NOMA
New Vic
Victoria Station
Manchester Arena
Manchester Arndale
The Corn Exchange
Town Hall
Brewery Gardens
Radisson Hotel
Waterhouse Gardens
Ring Road
Trinity Way
Cheetham Hill Road
Dutton Street
THE ROBERT STREET HUB
Robert Street
MAYO
GRAHAM
MAYO

THE ROBERT STREET HUB

# LOCATION

The property is located on the east side of Robert Street, approx. 0.5 mile north of Manchester City Centre.

Manchester Victoria Train Station and Metrolink Stations are within easy walking distance. The A56 (Bury New Road) is within close proximity being one of the busiest arterial routes running north out of Manchester. All city centre amenities are within 10-15 mins walking distance.

The property is located in the Strangeways redevelopment area which in recent years seen a significant transformation with notable developments close by including **Salboy's Waterhouse Garden** Scheme of 556 apartments (now complete) and **Latimer's Scheme** (Clarion HA) on the former Boddington site of 505 apartments (currently underway).












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## DESCRIPTION

The property comprises a 4 storey mid terraced brick built building beneath a pitched tiled roof.

Internally the property comprises high quality character office accommodation which has been split into a series of office rooms and suites throughout. The ground and uppers have WC and kitchen facilities on each level. There is also a reception area at ground floor level. In addition there is further office accommodation at lower ground floor level.











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## OCCUPATIONAL LEASES

The property has the following income based on all inclusive rents on licence agreements.

**Total Brand Control** - ground floor - £12,000pa (Terms TBC)

**Ashby Marketing Ltd** – offices 1.1, 1.2 and 1.3 1st floor - £31,180pa (12 months from 28.09.26, 3 months notice)

**Wundertalent** - office 3.1 third floor - £18,147.60pa (12 months from 01.11.25, licence terminates on expiry)









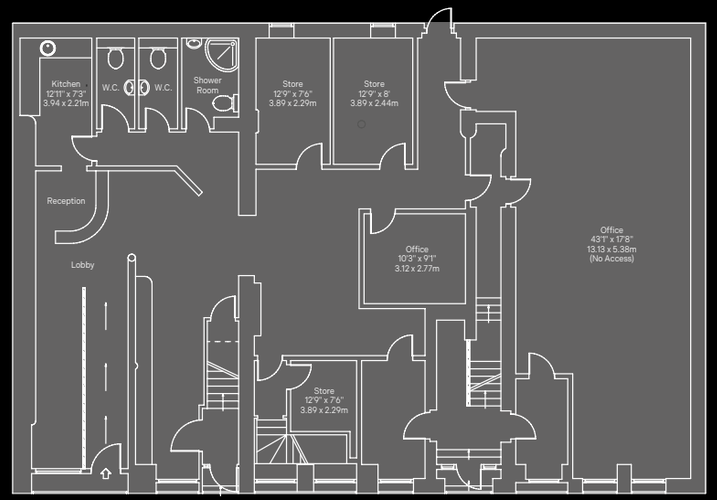
## TENURE

The property is held longleasehold for a term of 999 years under title no GM438640.

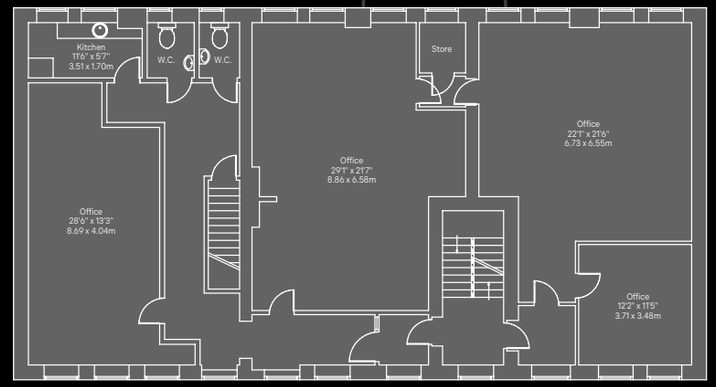
THE ROBERT STREET HUB

# FLOOR PLANS

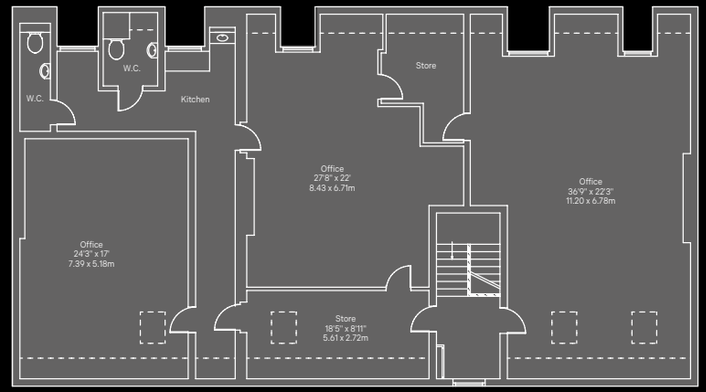
## Ground Floor



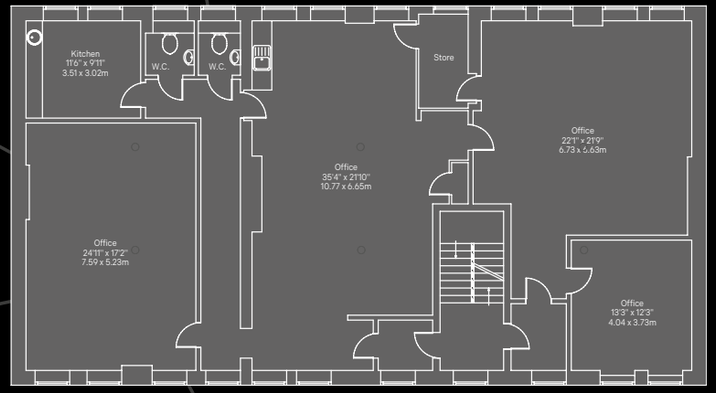

## First Floor



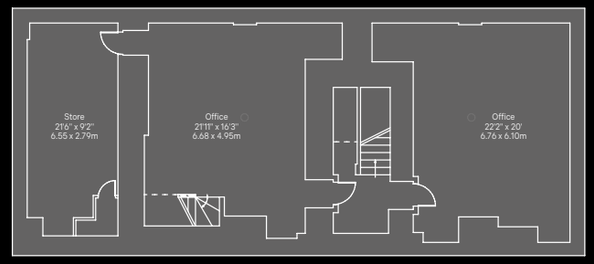

## Third Floor




## Second Floor




## Basement




# ACCOMMODATION

The property has the following net/gross internal areas:

| | SQ FT (GIA) | SQ M (GIA) |
|---|---|---|
| Basement | 1,163 | 108.0 |
| Ground Floor | 2,900 | 269.4 |
| First Floor | 2,316 | 215.2 |
| Second Floor | 2,370 | 220.2 |
| Third Floor | 2,392 | 222.2 |
| Total GIA | 11,141 | 1,035.0 |

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## PROPOSAL

Offers in the region of **£1.395m** which based on the net area represents a capital value of c £150/sqft.

### EPC

A copy of the EPC is available on request.

### VAT

The property is/is not subject to VAT. TBC

### ENQUIRIES/VIEWINGS

By appointment with the joint agents:

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

**Jack McCabe**
07584 046 458
Jack.McCabe@wtgunson.co.uk

**Mackenzie Maddison**
07435 084 665
mackenzie.maddison@wtgunson.co.uk

**Daniel Harris**
07973 761848
dh@dh-property.co.uk

wt gunson

DANIEL HARRIS & CO
0161 237 9393
www.dh-property.co.uk

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