



# FOR SALE

**Freehold Multi Let Commercial Premises**

102 Great Clowes Street, Salford, M7 1RN



Sanderson  
Weatherall





## Description

The property comprises a multi-let commercial site with two interconnected buildings:

- **The Mill Building:** (accessed via Clarence Road and John Street) features brick elevations under a north light and part pitched roof. It is divided into three sections:
  - Southern section: Occupied workshop space with modern offices, WC, and kitchen.
  - Northern sections: Ground and first floor vacant due to historic fire damage.
- **Cussons House:** A three-storey mixed-use building with secure parking for approx. 40 vehicles.
  - Ground floor: Office and warehouse space occupied.
  - First floor: Vacant and requires refurbishment.
  - Second floor: Occupied and fitted with a mix of cellular and open-plan offices.



## Accommodation

Area	GIA Sq M	GIA Sq Ft
<b>Mill Property</b>		
Ground Floor (South)	538.73	5,799
Ground Floor	425.49	4,580
First Floor	212.40	2,286
Loading Area	185.91	2,001
<b>Total</b>	<b>1,362.53</b>	<b>14,666</b>
<b>Cussons House Property</b>		
Ground Floor	641.03	6,900
First Floor	467.42	5,031
Second Floor	641.03	6,900
<b>Total</b>	<b>1,749.48</b>	<b>18,831</b>

## Tenancies

Tenancy details available upon request. Leases for the Linen Hire Ltd and Combined Medical Services Ltd are currently being negotiated.

### Tenancy Details

Area	GIA Sq M	GIA Sq Ft	Current Rent (pa)	Tenant	ERV
Mill Property					
Ground Floor (South)	538.73	5,799	N/A	The Line Hire Limited	£28,000
Ground Floor (North)	425.49	4,580	N/A	Derelict	N/A
First Floor (North)	212.40	2,286	N/A	Derelict	N/A
Loading Area (North)	185.91	2,001	N/A	Vacant - Requires Refurbishment	£10,000
Sub-Total	1,362.53	14,666			£38,000
Cussons House Property					
Ground Floor	641.03	6,900	N/A	Combined Medical Services Ltd	£34,000
First Floor	467.42	5,031	N/A	Undergoing Refurbishment	£22,000
Second Floor	641.03	6,900	£30,000	J and M (NW) Ltd	£30,000
Sub-Total	1,749.48	18,831			£86,000
Total	3,112.01	33,497	£30,000		£124,000



Ground Floor Cussons House



First Floor Cussons House





First Floor North Mill



Ground Floor Loading Area

## Site Area

The property is situated on a site extending to 0.33 Hectares (0.81 Acres).

The site may lend itself to redevelopment for an alternative use subject to obtaining the necessary planning consents.

## Tenure

Held Freehold under Land Registry Title Number GM818125.

## Guide Price

£1,100,000 (Subject to Contract).

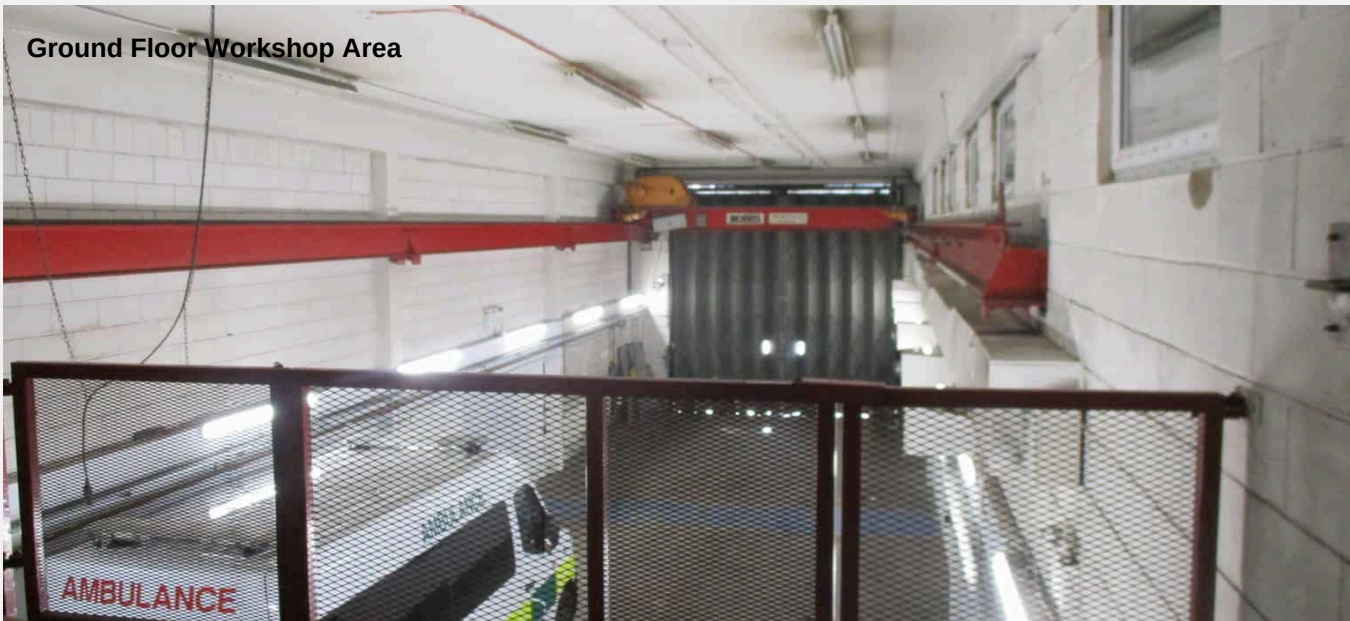
## VAT

VAT may be applicable at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**Ground Floor Workshop Area**



## Viewings

**Viewings strictly by appointment only with the agent. For further information please contact:-**

**David Murray**

**0161 259 7043 | [david.murray@sw.co.uk](mailto:david.murray@sw.co.uk)**

**Tom Parker**

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**Ground Floor South Mill Property**



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