

For Sale

Upon instructions of Joint Liquidators

**LANDWOOD
GROUP**



78 Dean Road, Swinton, Manchester, M27 0JF

Day Nursery Premises

- Approximately 118 sq. m (1,268 sq. ft.)
- Site approximately 0.12 acre
- Potential for redevelopment STP.
- Convenient location
- Excellent road communication links

Landwood Group,
77 Deansgate
Lancaster Buildings
Manchester
M2 3BW

T: 0161 967 0122
W: www.landwoodgroup.com

CONTACTS

James Ashworth
0161 967 0122
E: james.ashworth@landwoodgroup.com

Alex Howarth
0161 967 0122
E: alex.howarth@landwoodgroup.com

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Location

Situated in the heart of a residential area, but also adjacent to other commercial uses, that lies less than 0.5 mile from Swinton centre and benefitting from excellent road communication links, with access to the A580 East Lancashire Road and A6 within 0.5 mile and the national motorway network within 1 mile at Junction 13 of the M60.

Swinton lies approximately 4.5 miles to the west of Manchester City Centre.

Description

The property comprises a 2 storey plus attic brick built detached property, which was formerly used as a day nursery. The site includes a small car park to the front of the property. Upon entering the property is a small lobby area with 2 large rooms to the left and right. On the right is also a small kitchen, hallway leading to the rear garden and the current children/adult WCs, accessed under the staircase.

There is also access to a small basement.

The central staircase leads up to a landing with a store/staff room. At first floor are 2 further rooms, again to the left and right of the staircase. At attic level is an office set within a dormer extension with views of the surrounding area.

Externally, besides the car park, there is a garden area to the rear which is enclosed and has an Astro turf finish.

There is a modular building within the car park.

Business Rates

The current rateable value is £8,900.

<https://www.gov.uk/calculate-your-business-rates>

Accommodation

Approximate gross floor areas are as follows:

Description	Floor area (sqm)	Floor area (sqft)
Ground Floor	52.31	563
Landing	3.04	33
First Floor	37.95	408
Attic	24.53	264
Basement (not accessed)		
TOTAL	118	1,268

Tenure Information

The property is held by way of a freehold title, under title number GM180574.

Legal Costs

Each party will be responsible for their own legal costs.

EPC

Energy Asset Rating is C.

Price

Offers invited over £200,000

Planning

The following permissions were granted in respect of the property:

- 11/60544/FUL | Change of use from office to private day nursery together with an erection of a side extension
- Erection of a temporary one-storey modular unit to extend the space available for a D1 day nursery.

Interested parties should consult directly with the Local Planning Office: <https://www.salford.gov.uk/planning-building-and-regeneration>

Viewings

Strictly by appointment.

Video walk through: <https://youtu.be/3laGtzA6hX4>



