

Faulkner House, Elm Street, Manchester, Swinton, M27 6AJ



Property Description:

LOCATION:

Faulkner House occupies a prominent position on the corner of the busy A6 (Chorley Road) and Elm Street in Swinton, behind a public car park and next to Kwik Fit.

Manchester City Centre is located approximately 5 miles to the south east via the A6, and the immediate area boasts excellent transport links, being around a 5-minute drive to junction 13 (Worsley) of the M60 Motorway. Additionally, regular bus services run along the A6 and the property is within a 5-minute walk of both Swinton and Moorside train station.

DESCRIPTION:

Faulkner House is a substantial detached former office building with warehouse facility set on a site area of circa 0.3 acres. The site offers significant scope for residential conversion of the existing office and warehouse building, subject to obtaining the necessary planning consent.

Currently the property is largely open plan internally, with many of the previous stud walls forming separate offices now removed. Plans were previously submitted for a scheme of 16 one-bed flats and 4 bed-sit flats within the existing building, incorporating the addition of a first floor to the warehouse, plus 17 car parking spaces within the curtilage but were later withdrawn. Full details of this scheme can be provided on request should a purchaser wish to pursue this further.

ACCOMMODATION:

As measured on a gross internal basis (GIA) in accordance with the RICS Property Measurement 1st Edition:

Ground Floor	530 Sq. M. 5,705 Sq. Ft.
First Floor	353 Sq. M. 3,800 Sq. Ft.
Total	883 Sq. M. 9,505 Sq. Ft.

An additional 175 Sq. M. (1,884 Sq. Ft.) of floor space could be achieved if a first floor was added to the warehouse space.

Site size: 18,000 Sq. Ft.

CAR PARKING:

Car parking for around 17 vehicles is possible to the side and rear of the premises.

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