

FOR SALE - OFFICE

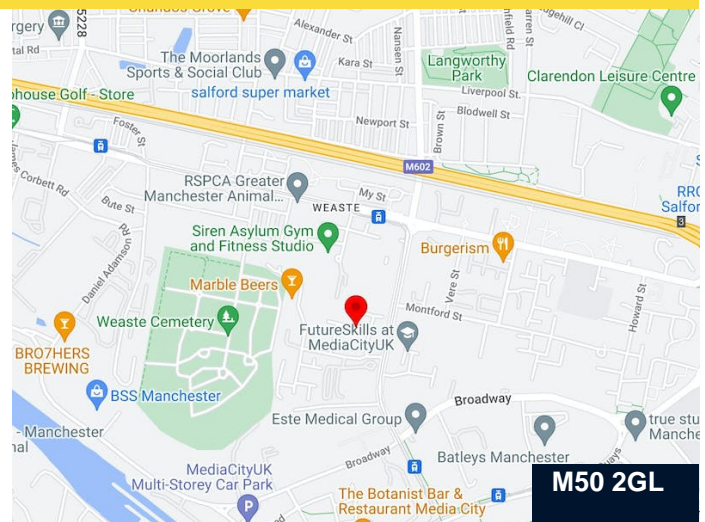
50 KANSAS AVENUE

Baltimore House, 50 Kansas Avenue, Salford, M50 2GL



Key Highlights

- Suitable for alternative uses subject to relevant permissions
- Self-contained unit
- Air conditioning
- Close proximity to Media City & good transport connections
- Secured dedicated car park providing 48 car parking spaces
- Perimeter gas fired central heating



Description

50 Kansas Avenue is a self-contained office building within close proximity to MediaCityUK and Salford Quays.

Internally the building is in need of modernisation but offers the opportunity for an owner occupier to purchase a long leasehold unit. The premises may be suitable for alternative use subject to the relevant permissions.

The building equates to 12,250 sq ft and benefits from 48 car parking spaces.

Location

Kansas Avenue is within close proximity to the Broadway Metrolink and is a 10 minute walk to the centre of Media City.

Accommodation

The accommodation comprises the following areas:

Name	Sq ft	Sq m	Availability
Ground - Reception	542	50.35	Available
Ground	5,945	552.31	Available
1st	5,757	534.84	Available
Total	12,244	1,137.50	

Tenure

Long Leasehold Interest (Title No: GM451488) on a 99 year lease, with a lease commencement date of 24th June 1983.

Price

£1,400,000 which represents a low capital value of £114 per sq ft.

Ground Rent

Ground rent is payable and is circa £4,424 pa subject to 5 yearly reviews

VAT

The building is elected for VAT.

Business Rates

We understand the rateable value to be £59,000 making the amount payable of £30,208. Interested parties are advised to make their own enquiries to the local authority.

Anti-Money Laundering Regulations

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.



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