

**RARE OPPORTUNITY
TO ACQUIRE 2 NO. SECURE CAR PARKING SPACES
IN CENTRAL MANCHESTER**



FOR SALE
CAR PARKING SPACES E & F, OXFORD COURT,
BISHOPSGATE, MANCHESTER M2 3WQ

Situation and Description:

The two car parking spaces are situated close to the entrance to Oxford Court which is situated just off Oxford Street in Manchester City Centre. The property is well-located within Manchester's central business district close to St. Peter's Square, Manchester Town Hall and Albert Square, Barbirolli Square, Manchester Central Convention Complex all within 5 minutes walking distance.

The secure car parking spaces are positioned close to the main entrance off Bishopsgate/Lower Moseley Street. Oxford Court benefits from a manned security hut within office hours with electrically operated entrance gates and secure key-code pedestrian gates providing access to the Courtyard from Oxford Street, Great Bridgewater Street and Bishopsgate.

Tenure:

The spaces are held by way of a 999 year long leasehold interest from 28 October 1993 at a peppercorn rental.

Rateable Value:

Each car parking space is currently rated with an assessment of RV £2,500.

Purchase Price:

£60,000 for both spaces (May Split)

Opportunity:

Car Parking Spaces at Oxford Court currently get let out on an individual basis at annual rents of £2,400 pa (£600/quarter) so a purchase at this level would show an investor an attractive Net Initial Yield of 8% before purchasers costs



Enquiries:

Richard N.D. Smith
Richard.smith@fifieldglyn.com
Tel: 0161 839 2444
Mobile: 07966 245999

SUBJECT TO CONTRACT

REF/RNDS/LMW/COMM/OXFORDCT
April 23

