

10 LAPWING LANE, DIDSBURY, M20 2WS



ERCANTILE HOUSE.



FOR SALE

Iconic Grade II listed building situated in West Didsbury.

SUMMARY

- RARE OPPORTUNITY TO ACQUIRE A 2,093 SQ FT SELF-CONTAINED COMMERCIAL BUILDING WITHIN WEST DIDSBURY

- CURRENTLY LET AS OFFICES, PRODUCING AN INCOME OF £42,500 PA, WITH THE LEASE EXPIRING ON 25TH MARCH 2026

- THIS UNIQUE DETACHED BUILDING IS SUITABLE FOR A VARIETY OF USES



DESCRIPTION

Constructed in 1904 for the Lancashire Bank, Mercantile House is a Victorian Grade II listed building of brick construction beneath a pitched slate roof. The premises boasts sizeable arched windows on all elevations which provides the offices with good levels of natural light.

The building extends over basement, ground and mezzanine levels and boasts plenty of period features throughout. Whilst the mezzanine provides an open plan configuration, the ground floor features a reception, a meeting room and a large office. The basement has a more cellular configuration, providing a number of individual offices, meeting rooms, a server room, kitchen and WC's facilities.

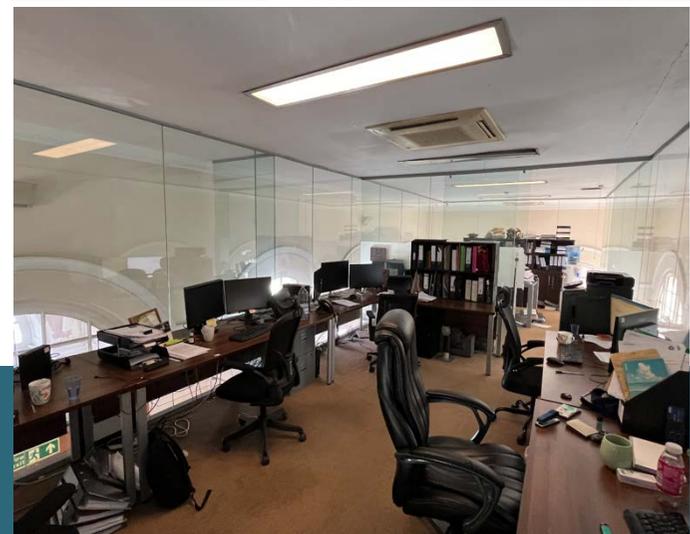
Externally, the building benefits from a car park situated at the front and side of the premises which can accommodate up to 12 cars.



SPECIFICATION

Internally the property has been refurbished to provide stylish office accommodation throughout. There are wood effect laminate and carpeted floors, LED light fittings, plastered and decorated walls and ceilings. The property has gas fired central heating and air conditioning cassettes in part.

The ground floor area is predominantly open plan, with a reception area and meeting room. There are internal stairs leading to the mezzanine level office space and to the lower ground floor which provides more cellular office accommodation and staff facilities.

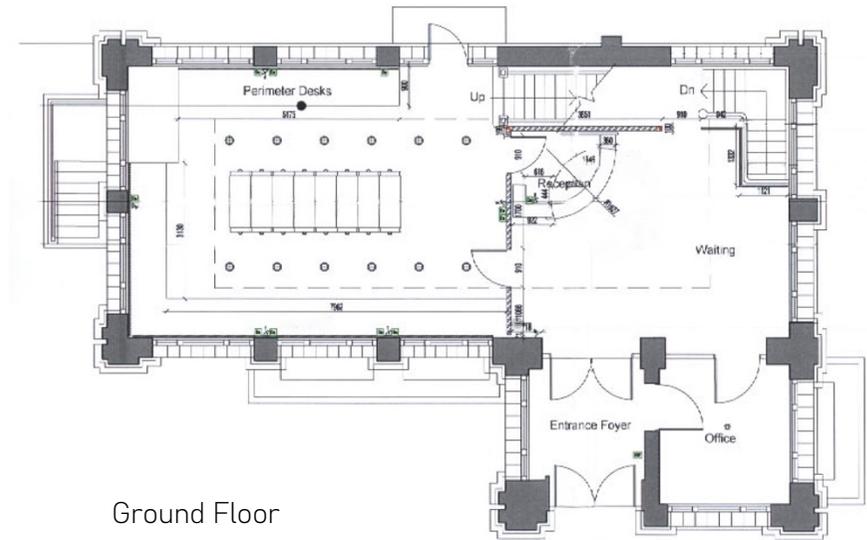




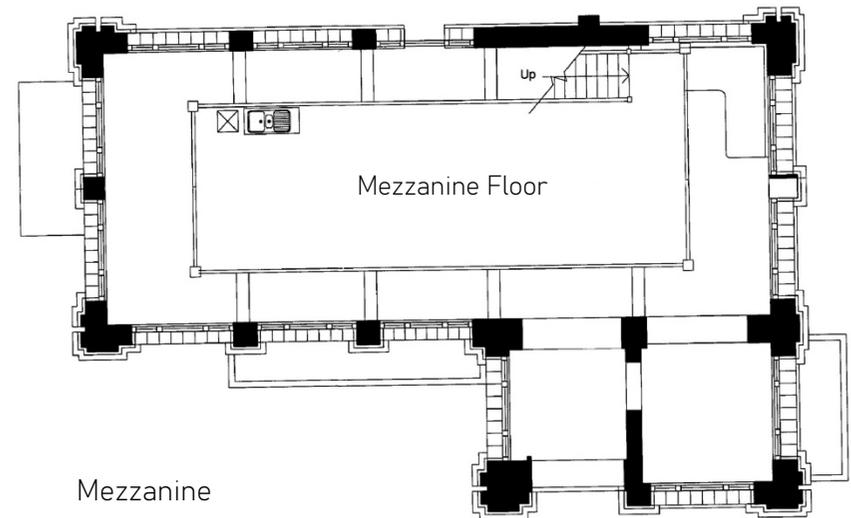
AVAILABILITY

The net internal floor areas of the building are as follows:

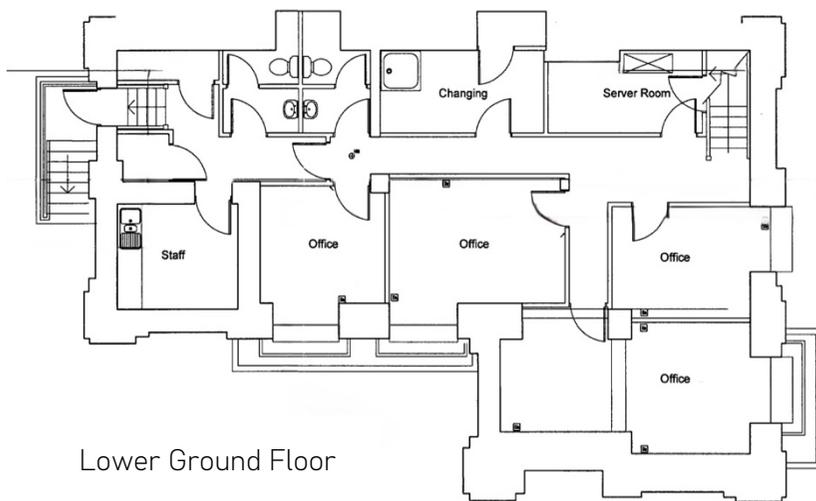
- Lower Ground – 430 sq ft
 - Ground – 1,004 sq ft
 - Mezzanine – 659 sq ft
-
- 2,093 sq ft



Ground Floor



Mezzanine



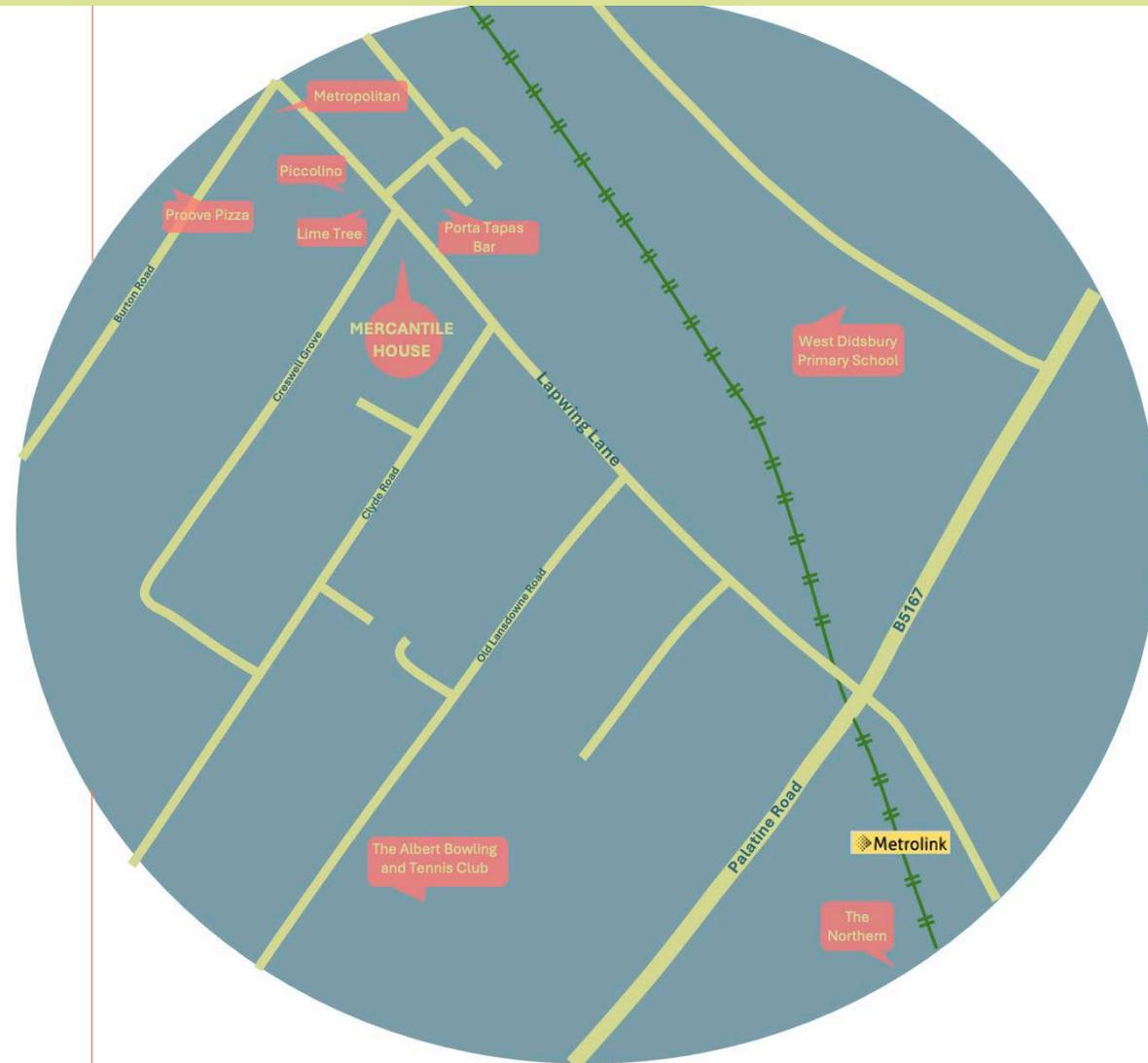
Lower Ground Floor

LOCATION

Mercantile House is situated on Lapwing Lane, close to the junction with Burton Road in West Didsbury, which is located some four miles south of Manchester city centre via Princess Road (A5103).

The building is conveniently located between both Burton Road & West Didsbury Metrolink stops, providing excellent connectivity to and from the premises. There is also regular bus routes situated close by.

Burton Road has a highly eclectic bar and restaurant scene which is enormously popular with local residents, with nearby establishments including The Metropolitan, Porta, Lime Tree and Piccolino's. Didsbury is also well known for its variety of independent retailers and leisure operators.





TERMS

PRICE

£675,000.

TENURE

Freehold. Title Number: GM468746.

TENANCY

The current lease to Versus Law Ltd expires on 25th March 2026. The passing rent is £42,500 per annum. The lease sits outside the security of tenure provisions of the L&T Act 1954.

AML

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.

BUSINESS RATES

Business rates will be payable to the local authority.

VAT

The property is not elected for VAT.

EPC RATING

The building has an EPC Rating of D81.

EDWARDS PROPERTY CONSULTANTS

26 King Street
Manchester
M2 6AY

0161 833 9991

Richard Dinsdale
rdinsdale@edwardsprop.com

Andrew Timms
atimms@edwardsprop.com

Edwards.