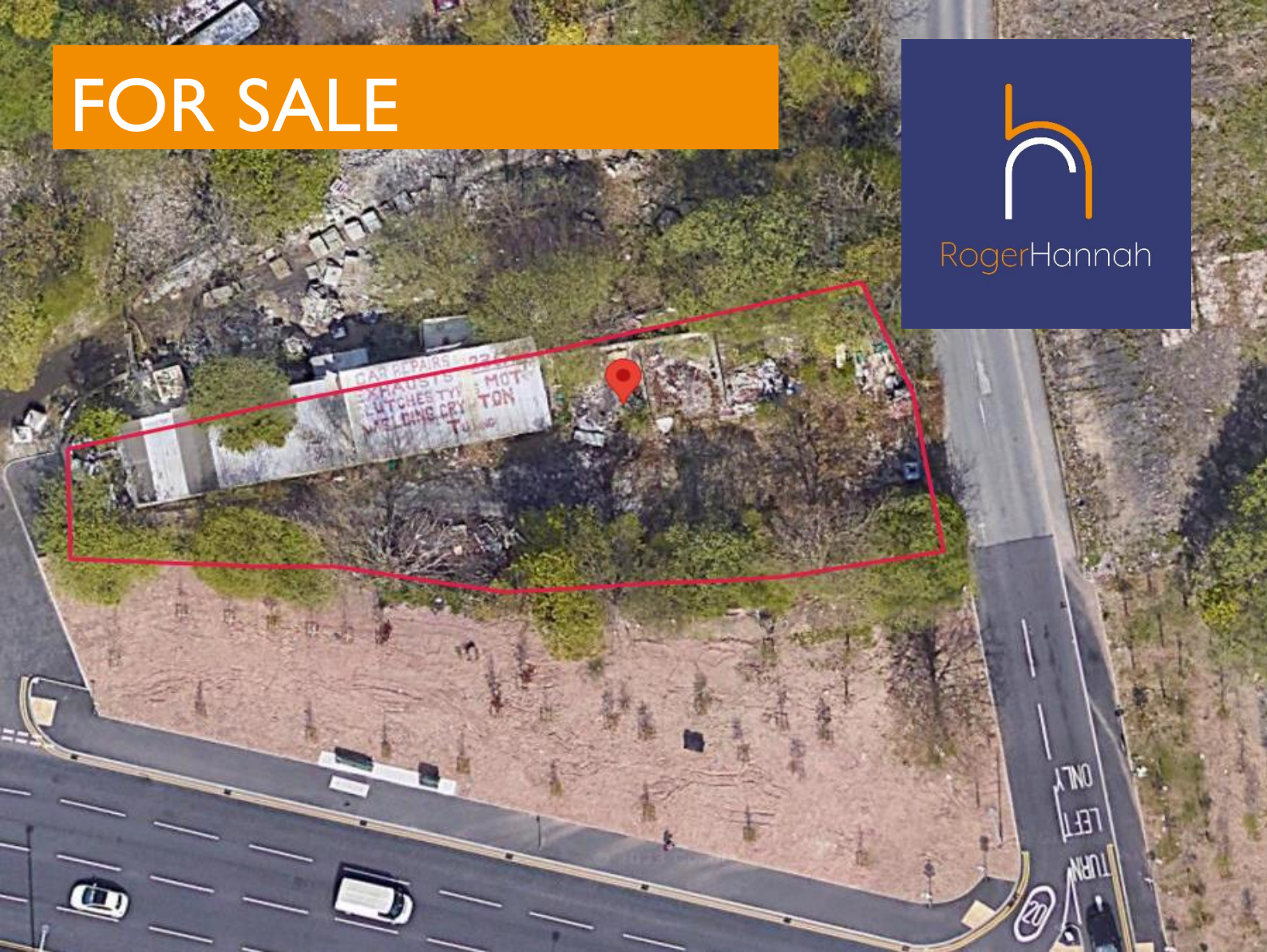


FOR SALE



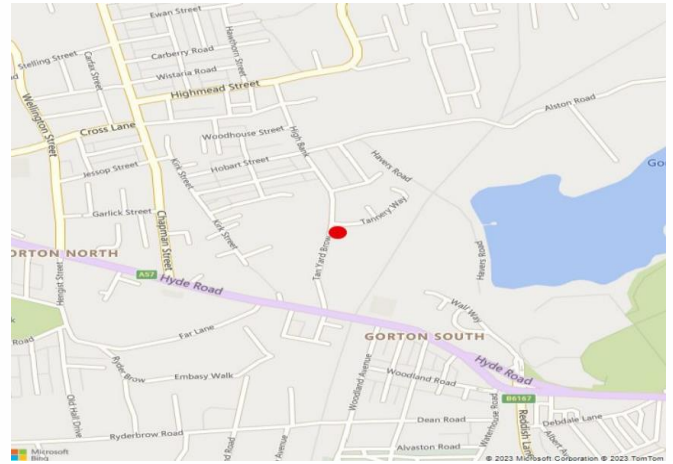
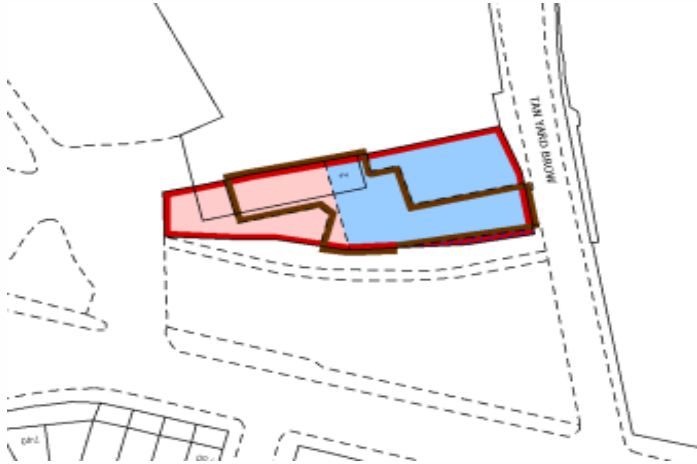
RogerHannah



Land At Tan Yard Brow, Gorton, Manchester, Greater Manchester, **M18 8UJ**

Roadside Development
Opportunity
0.2 Acres (0.08 Hectares)

- Freehold
- 1 Mile from Junction 24 M60
- Access off A57 Hyde Road
- 3 Miles from Manchester City Centre



Location

The Site is situated just off Hyde Road in Gorton and is approximately 3 miles from Manchester City Centre. Access to Junction 24 of the M60 motorway is only 1 mile away via Hyde Road (A57).

The Site is accessed either off Hyde Road or Tan Yard Brow. Neighbouring occupiers include, Pure Gym, MacDonald's and Go Local.

Description

The site is approx. 0.2 acres comprising a former car repair shop. The site is now made up of an un-used derelict building which will require demolition. The site is broadly level.

Opportunities

The site may suit a range of development opportunities including roadside, drive-thru and industrial uses (subject to obtaining the necessary planning consents).

Asking Price

£200,000 plus VAT.

Business Rates

Interested parties should make their own enquiries to Manchester City Council regarding any rates liability.

Viewing & Further Information

If you would like to view this land or would like further information, please contact the Sole Agents:

Julien Kenny Leveck

T: 0161 817 3399

E: jk1@roger-hannah.co.uk

Date of Preparation

15 January 2024