

SELF CONTAINED
ATTRACTIVE PERIOD
OFFICE BUILDING



FOR SALE /
MAY LET
5,056 SQFT
(469.7 SQM)

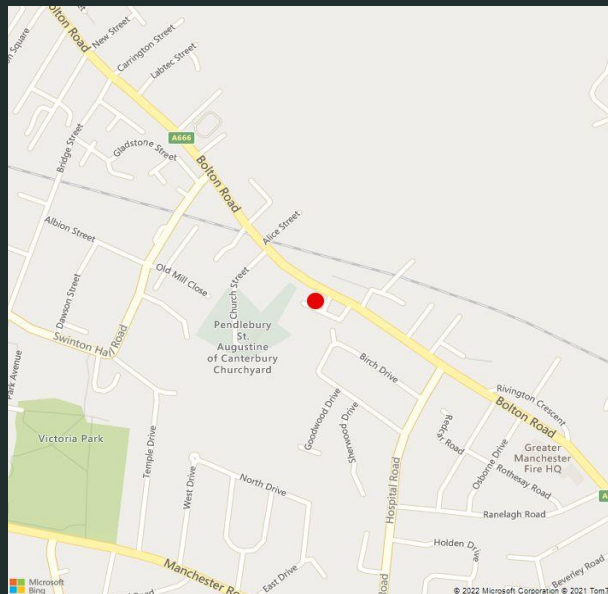
HEYWOOD HALL
SWINTON | MANCHESTER
M27 8UX

- Open plan flexible space
- Well located close to M60 motorway junction
- Suitable for a variety of uses subject to planning
- Dedicated secure Parking

LOCATION

The property is situated on Bolton Street (A666) within the Pendleton District of the City of Salford, although vehicular access is via Moorcock Avenue, a small residential cul-de-sac off Bolton Street. The immediate vicinity is predominantly residential with some retail. Salford includes the towns of Eccles, Swinton, Pendlebury, Walkden, and Irlam, and is primarily known for its industrial heritage and textile industry in particular.

Access to the Motorway Network is provided by the M602 approximately 1.8 miles to the South and junction 16 of the M60 approximately 1.3 miles to the North West. Additionally, the area is well served by the main arterial road, the A6, leading into the heart of Salford and Manchester City Centre beyond



ACCOMMODATION

The property extends to 0.31 acres (0.126 Hs) and occupies 50% site cover.

Floor	Sq. m.	Sq. ft.
Ground	207.4	2,223
First	228.3	2,457
Second	34	366

Heywood Hall, Swinton, Manchester, M27 8UX

DESCRIPTION

Heywood Hall is a Grade II Listed Property which comprises a former school house dating back to the late 1800s now converted into office use. The property once sat within the grounds of St Augustine's Church, positioned just 100ft from the subject property. Heywood Hall is of structural brick construction with missionary windows and decorative stone detailing contained beneath a pitched clay tiled roof with a feature single steeple.

The building was remodelled and converted into office space in 1998 and is predominantly contained over two storeys with part three storey sections. Fenestration throughout are generally of timber frame with a combination of single and double glazing whilst rainwater goods are generally metal fittings.



Internally the ground floor comprises an entrance hall with reception area, open plan office with glass partitioned meeting room, a number of ancillary offices and an archive room. There is also a staff kitchen and WC facilities. Additionally, there is an external brick built store accessed from a small rear courtyard.

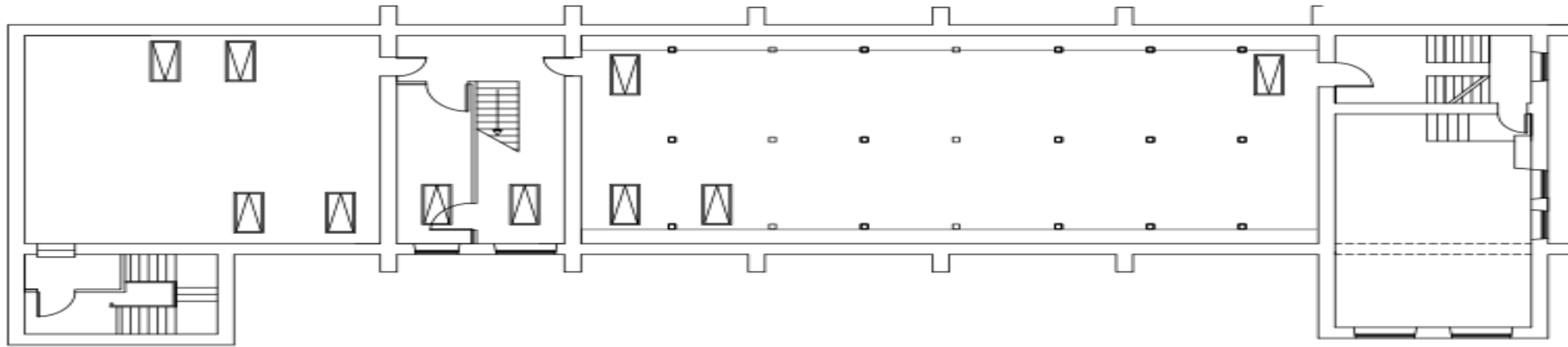
Much of the first floor level forms part of the old Church Hall and is built on a steel frame, connecting to original upper floor levels on either side. The upper levels are accessed via three staircases; one from the entrance and one to each end of the building.

At first floor level is a large, open plan office that spans much of the building. In turn, there is a smaller office and a board room. At second floor level are two offices, divided by a wood panelled partition wall.

Externally, the property is situated immediately adjacent to St Augustine's Church. It is accessed via Moorcock Avenue and a large, enclosed car park which is tarmac surfaced and provides parking for circa 15 vehicles. There is also a small garden area to the front of the building fronting Manchester Road.

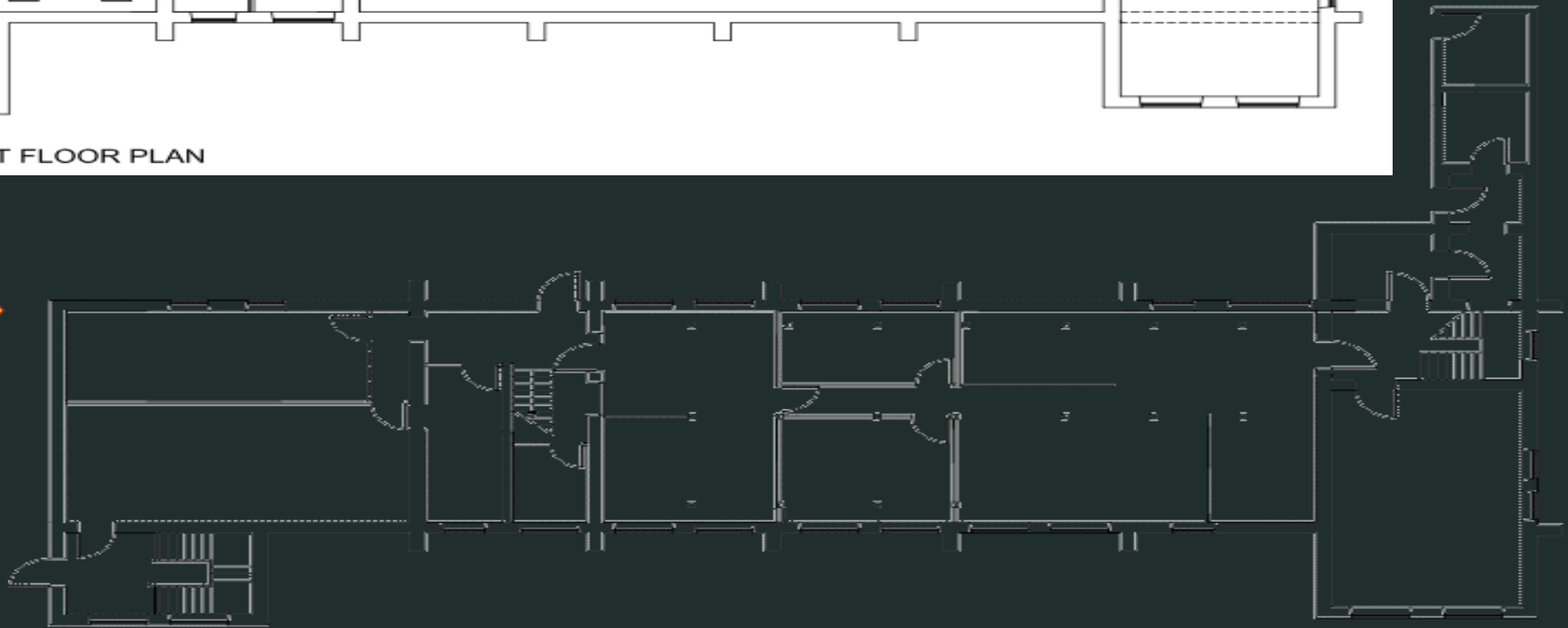
The property is located within an area which is allocated within a Conservation Area.

FLOOR PLANS



EXISTING FIRST FLOOR PLAN

Ground Floor:



EXISTING GROUND FLOOR PLAN

FURTHER INFORMATION

EPC

Available upon request

TENURE

The property is held Freehold

VAT

If VAT is applicable, it will be at the prevailing rate

BUSINESS RATES

Rateable Value £37,750

PRICE/ RENT

£475,000 for the Freehold

£40,000 per annum on lease terms to be negotiated

USE

E Class (formerly A1,A2, A3, B1, D1 in part)



VIEWING

For further information and to arrange a viewing please contact:

ROGER HANNAH

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Heywood Hall, Swinton, Manchester, M27 8UX