



## Smithfield Building, Tib Street, Northern Quarter, Manchester

### Offers Over £220,000

Julie Twist Properties welcome to the market this unique, first floor apartment located in Smithfield Building; a 19th-century converted building located right in the heart of Manchester's Northern Quarter. The apartment comprises an expansive living and dining area, a separate fully fitted kitchen, two bathrooms and a spacious bedroom. Original features have been retained throughout, including exposed brickwork, steel beams and columns and large sash windows.

Smithfield Building was home to Affleck and Brown, Manchester's most famous department store, the 'Harrods of the north'. It was redeveloped in 1996 by urban splash and saw it transformed into 81 loft apartments and 21 ground floor retail units. Being in the heart of the Northern Quarter, you are just a short walk from Piccadilly Station and Metrolink station making this development the ideal location.

- Unique Converted Development
- Spacious One Bedroom
- First Floor Position
- Expansive Living Area
- Original Features Throughout
- Two Bathrooms
- Short Walk To Piccadilly Station
- In the Heart of the Northern Quarter



**GENERAL**

Rental Yield: 6.55% based on an expected rental income of £1200pcm  
 Service Charge: £3822 per annum  
 Ground Rent: £100 per annum  
 Ground Rent Review Period: N/A  
 Lease: 999 Years from 28th August 1998  
 Square Footage: 895 sq.ft / 83.2 sq.m  
 Council Tax Band: E  
 Management Company: Scanlans Property Management

**HALLWAY**

Wooden flooring, access to storage cupboard housing the boiler, further s storage cupboard and spotlights.

**KITCHEN**

Separate to the living area, the kitchen comprises of a range of wall and base units, integrated fridge with freezer drawer, four ring hob with extractor over, built-in oven, stainless steel sink with mixer tap and drainer, tiled flooring and ceiling light. There is also access to a further storage cupboard with plumbing for a washing machine/dryer.

**LIVING AREA**

An expansive living area with original features retained, including exposed brickwork, steel beams and columns, three casement windows, wall mounted heaters, carpeted flooring, phone/TV point and ceiling lights.

**BEDROOM**

Large windows, carpeted flooring, wall mounted heater, spotlights and access to the ensuite.

**ENSUITE**

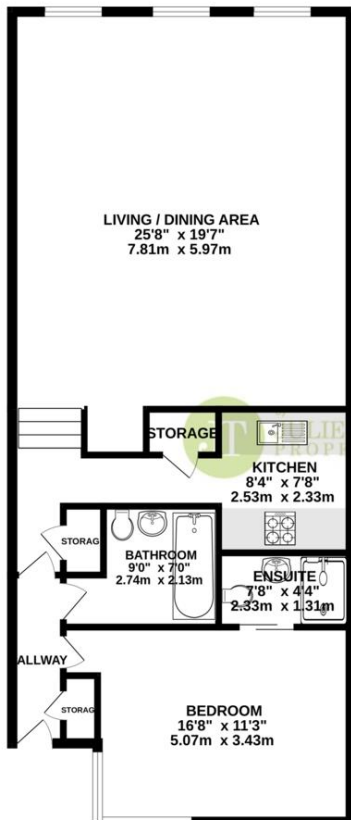
Accessed via the bedroom, the ensuite comprises of a walk in shower, WC, sink with mixer tap, tiled walls, tiled flooring, extractor and spotlights.

**BATHROOM**

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, partially tiled wall and tiled flooring, heated towel rail, extractor and spotlights.



FIRST FLOOR  
 895 sq. ft. (83.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.