



## FOR SALE

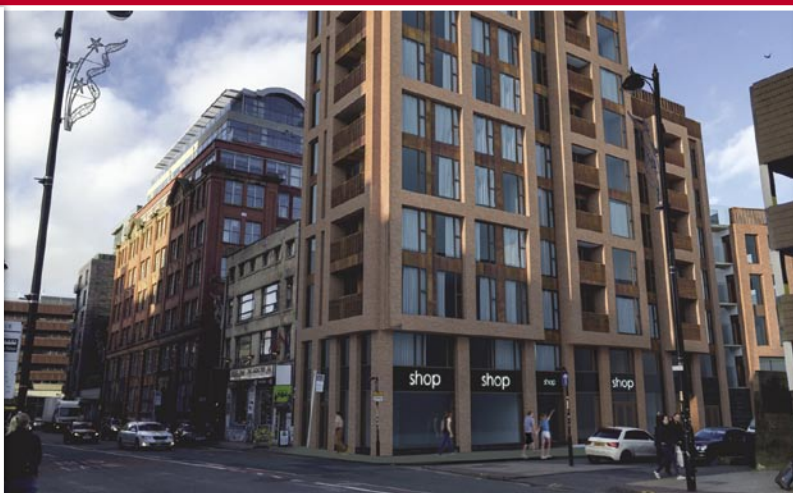
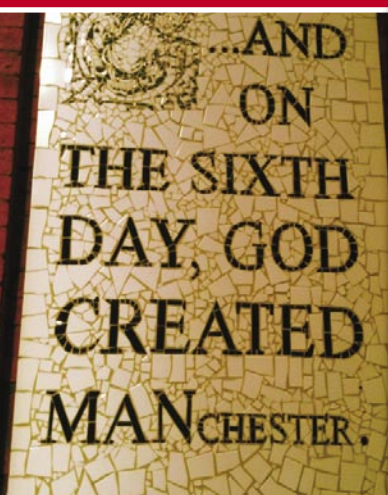
### Manchester City Centre

Superb Northern  
Quarter Location

## Development Opportunity

**PLANNING CONSENT  
FOR 38 APARTMENTS  
AND 3 RETAIL UNITS**

- Popular area for bars and cafes, music, niche retail and art galleries
- Northern Quarter is firmly established as one of the city's most sought after residential addresses



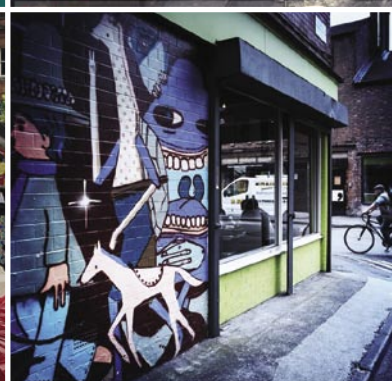




## Location

The site is bounded by Red Lion Street, Church Street and Union Street in Manchester's fashionable 'Northern Quarter'.

The area is popular for its numerous bars and cafes as well as a mix of music, clothes and other niche retail outlets. There are also a number of commercial art galleries in the area and street art is prominent. Over the last few years, the area has seen significant investment and the Northern Quarter is now firmly established as one of the city's most sought after residential addresses as well as an ever improving commercial district.



## Planning

Planning consent was granted in December 2016 for a 38 apartment scheme varying in height 3, 5, 7, 8 and 11 storeys. There is also provision for three retail units at street level.

The scheme provides for two 2 bed duplex apartments, twelve 1 bed apartments, twenty three 2 bed apartments and one 3 bed apartment.

**Total GIA 3,694.91m<sup>2</sup>, NIA 2,890.5m<sup>2</sup>**

Comprehensive drawings and other supporting information is available on the Manchester Planning website, Planning reference number: **113713/FO/2016**

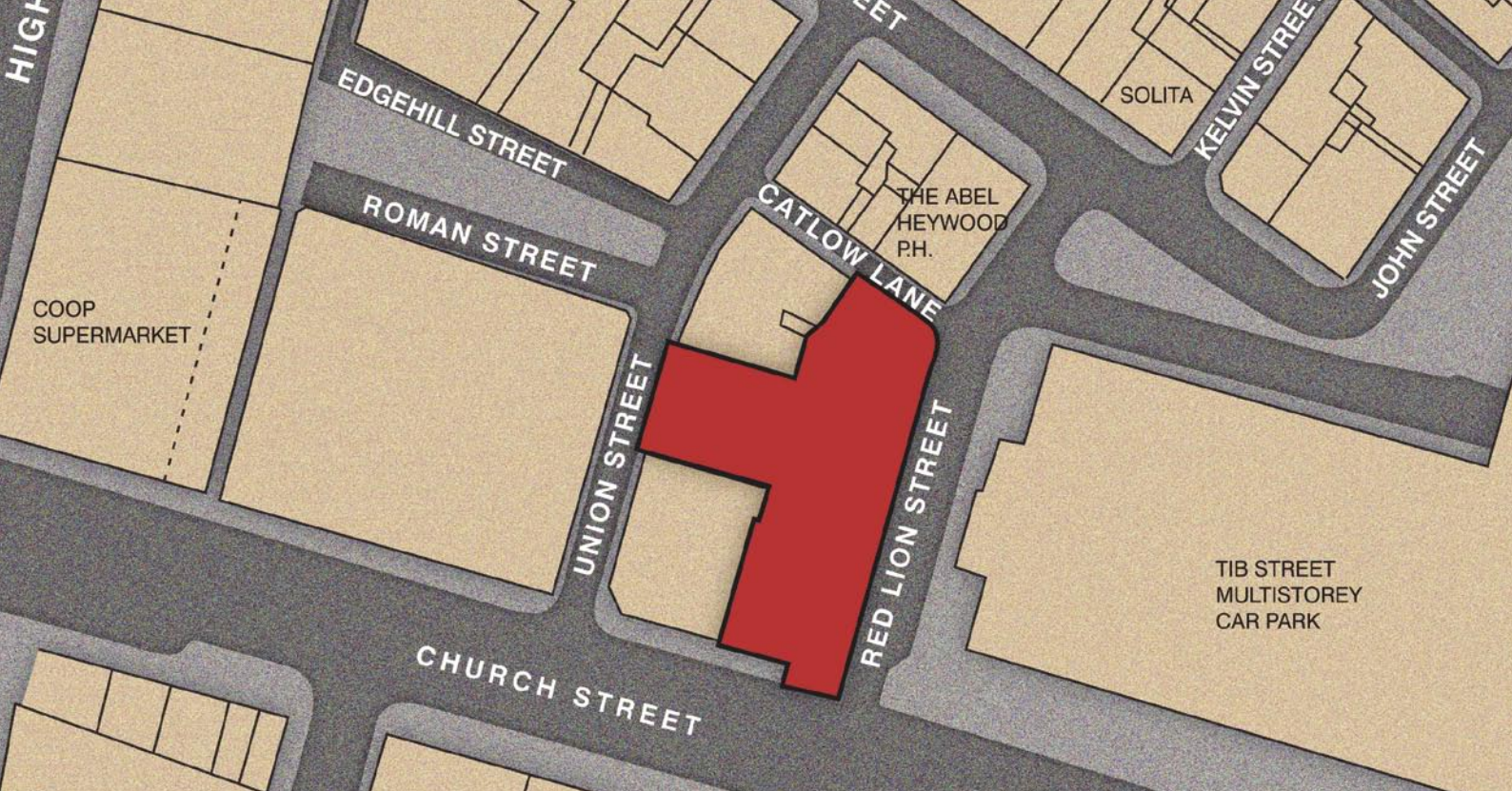
## Purchase Price

The property is offered by way of a special vehicle company sale at £2.95million.

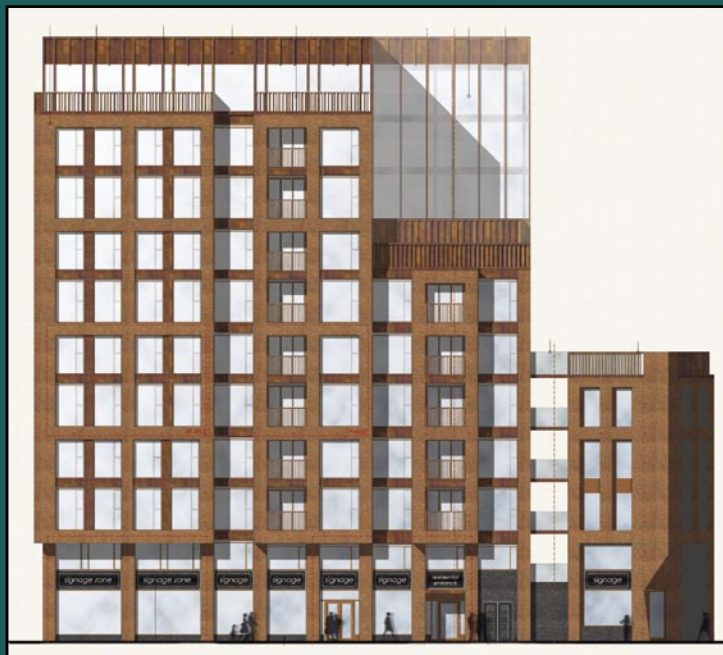
## Tenure

The property is freehold.





*Catlow Lane Elevation*



*Red Lion Street Elevation*



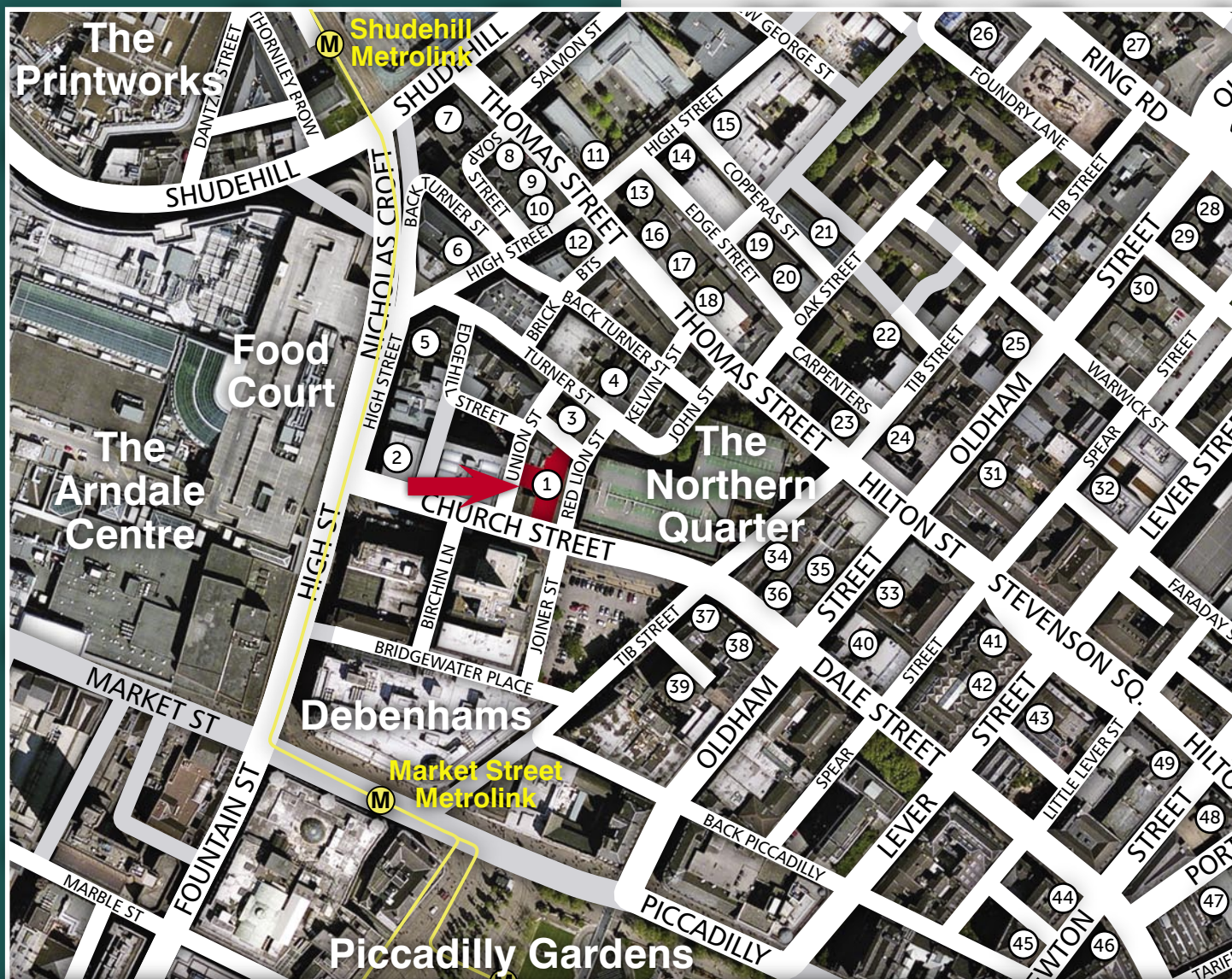
*Union Street principal entrance*

## Description

The site is flat, level and largely cleared of buildings although a small building fronting Union Street remains.

In total, the site area extends to 668.7m<sup>2</sup>.





- |                        |                    |                                     |                         |                      |
|------------------------|--------------------|-------------------------------------|-------------------------|----------------------|
| 1 The Site             | 11 Bluu            | 21 Manchester Craft & Design Centre | 30 The Koffee Pot       | 40 Fig & Sparrow     |
| 2 Coop Supermarket     | 12 Odd Bar         | 22 Cord                             | 31 Turtle Bay           | 41 Dusk Til Dawn     |
| 3 The Abel Heywood     | 13 Almost Famous   | 23 Evuna                            | 32 Pie & Ale            | 42 Foundation        |
| 4 Solita N.Q.          | 14 63 Degrees      | 24 Sugar Junction                   | 33 Night & Day Cafe     | 43 Ply               |
| 5 The English Lounge   | 15 Sweet Mandarin  | 25 Gullivers                        | 34 Simple Bar & Kitchen | 44 Twenty Twenty Two |
| 6 The Blue Pig         | 16 Bay Horse P.H.  | 26 Band On the Wall                 | 35 Piccadilly Records   | 45 Mother Macs       |
| 7 The Lower Turks Head | 17 Terrace         | 27 Bar Fringe                       | 36 Pieminster           | 46 Cottonopolis      |
| 8 Bar 21               | 18 Cane and Grain  | 28 The Frog and Bucket              | 37 Black Dog Ballroom   | 47 Shack             |
| 9 Apotheca             | 19 Common          | 29 Ning                             | 38 Affleck's            | 48 Hold Fast         |
| 10 Dough               | 20 Home Sweet Home |                                     | 39 Dive                 | 49 Ezra & Gil        |



## Contact

For all enquiries please contact the sole agents W T Gunson for the attention of Mark Grayshon or Neale Sayle

mark.grayshon@wtgunson.co.uk  
neale.sayle@wtgunson.co.uk

**wtgunson**  
commercial property consultants

**0161 833 9797**  
[www.wtgunson.co.uk](http://www.wtgunson.co.uk)

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. Subject to Contract. Published January 2017.