



Manchester
City Centre

Piccadilly
Gardens

The Arndale
Centre

Cathedral
Gardens

Victoria
Station

The
Northern
Quarter

Angel
Gardens

The
Coop

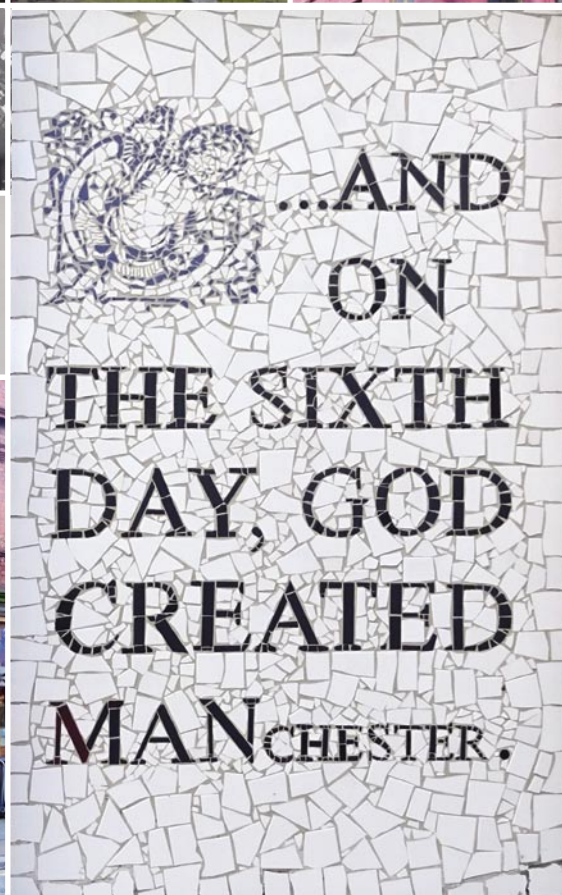
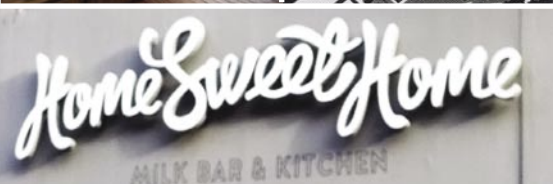
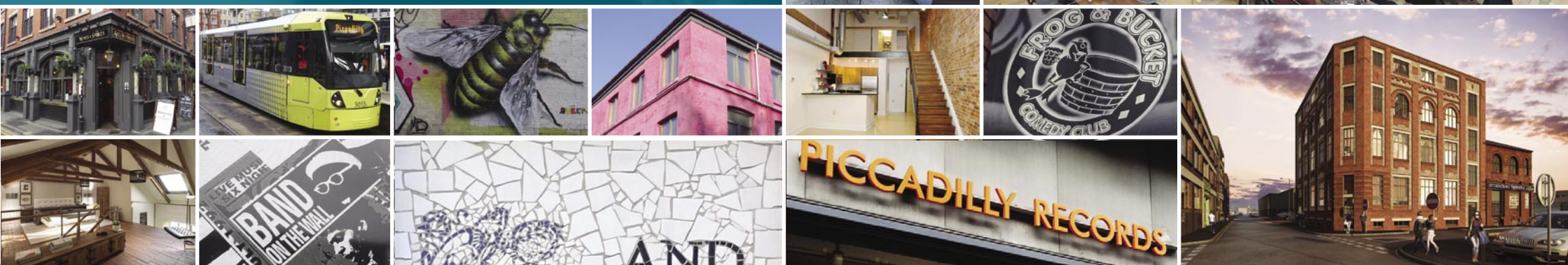


PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

53 Marshall Street, Manchester M4 5FU

The Opportunity

- An exciting development opportunity in the heart of the New Cross redevelopment area of Manchester City Centre
- Planning application submitted for 14 apartments comprising 10no. two-bedroom and 4no. one-bedroom apartments
- Highly desirable location on the outskirts of the popular Northern Quarter and Ancoats
- The site has the benefit of being sold with vacant possession and in shell condition
- Fantastic residential location with regards to amenity, transport and leisure offering



Location

The site is located on the junction of Marshall Street and Hatter Street in New Cross which is to the north-east of Manchester City Centre close to the Northern Quarter and Piccadilly Gardens.

New Cross is surrounded by Ancoats to the east, Angel Meadow to the west, the Northern Quarter to the South and Collyhurst to the North.

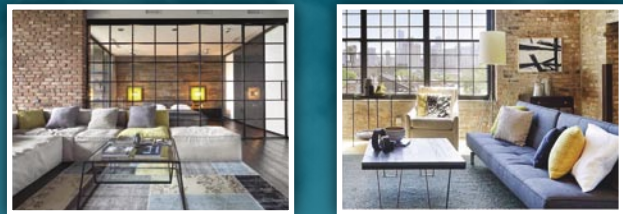
The site borders NOMA, a £800m project to deliver over 4 million sq ft of mixed-use redevelopment including residential, offices, retail, leisure, hotel and car parking. Construction has begun on the adjacent Angel Gardens development which is set to deliver 458 residential units.

Description

The site is currently occupied by a former textiles mill dating back to the early 20th century and is arranged over lower ground, ground and 3 upper floors. The property is of significant cultural and built environmental value, with chamfered corners, exposed timber beams and attractive brickwork. Internally, the property will be vacant and in shell condition.

Planning & Accommodation

A planning application for full planning permission has been submitted for 14 apartments (planning reference no. 117058/FU/2017). Each floor has a Gross Internal Area (GIA) of 2,770 sq ft providing an overall Gross Internal Floor Area of 13,850 sq ft. The proposed development provides a **Net Sales Area of 9,354 sq ft.**



Example Floor Plan



Marshall Street Schedule of Accommodation

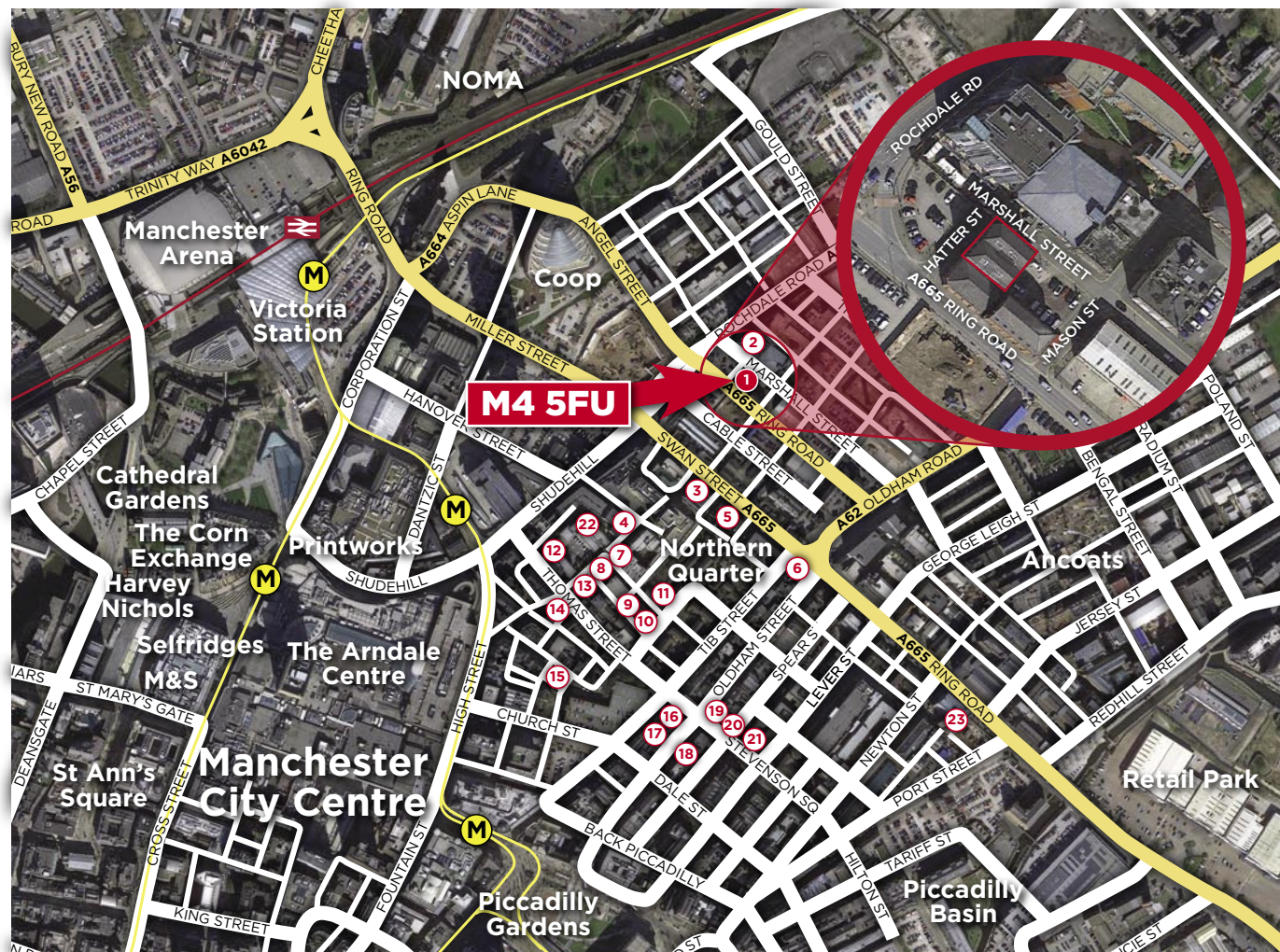
Apt No.	Beds	SQM	SQFT
Lower Ground Floor			
1	2	64	689
2	2	74	797
Ground Floor			
3	2	47	506
4	2	68	732
5	1	46	495
First Floor			
6	2	65	700
7	2	70	753
8	1	55	592
Second Floor			
9	2	65	700
10	2	70	753
11	1	55	592
Third Floor			
12	2	65	700
13	2	70	753
14	1	55	592
TOTAL		869	9354



1 53 Marshall Street

- 2 Skyline Central
- 3 Mackie Mayor
- 4 Cat Café
- 5 The Band On The Wall
- 6 Frog & Bucket Comedy Store
- 7 Sweet Mandarin
- 8 The Northern Quarter Restaurant
- 9 Common
- 10 Home Sweet Home
- 11 Manchester Craft & Design Centre
- 12 Centre for Chinese Contemporary Art
- 13 Almost Famous
- 14 Folk & Soul
- 15 The Abel Heywood
- 16 Affleck's Palace
- 17 Piccadilly Records
- 18 Night and Day
- 19 The Patron
- 20 West Corner
- 21 Eastern Block Records
- 22 Spar
- 23 Aldi

Manchester Arndale Shopping Centre . . 0.3 miles
Manchester Victoria train station 0.4 miles
Manchester Arena 0.5 miles
Central Business District 0.6 miles
Piccadilly 0.8 miles



Tenure

The property is held long leasehold for a term of 999 years from 24th December 1914 providing a remaining term of 895 years.

Technical Information

Planning and architectural documentation has been prepared by the vendor and is available upon request.

EPC

Available upon request.

VAT

The property has been elected for VAT purposes.

Proposal

Offers invited.

Viewings

Strictly by appointment only with the sole agent's WT Gunson.

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