

Portland
Street

Piccadilly
Gardens

The Arndale
Centre

Multi-Storey
Car Park

Oldham
Street

Northern
Quarter



DEVELOPMENT OPPORTUNITY WITHIN MANCHESTER CITY CENTRE'S NORTHERN QUARTER SITE AREA APPROX 0.1 ACRES

68/70 Oldham Street, Northern Quarter, Manchester M4 1LE

- Highly popular
'Northern Quarter' location
- Fast developing location

 **wtgunson**
commercial property consultants

- Rare City Centre freehold opportunity
- May suit retail, residential, offices,
leisure, hotel etc subject to planning/
obtaining necessary consents



Location

The property is located on the south east side of Oldham Street at its junction with Warwick Street in the highly popular Northern Quarter area of Manchester City Centre.

The Northern Quarter is a fast improving area of redevelopment within close proximity to all City Centre shops, bars, restaurants,

hotels, transport links etc. The Northern Quarter itself is extremely popular with an abundance of independent bars, restaurants and retailers.

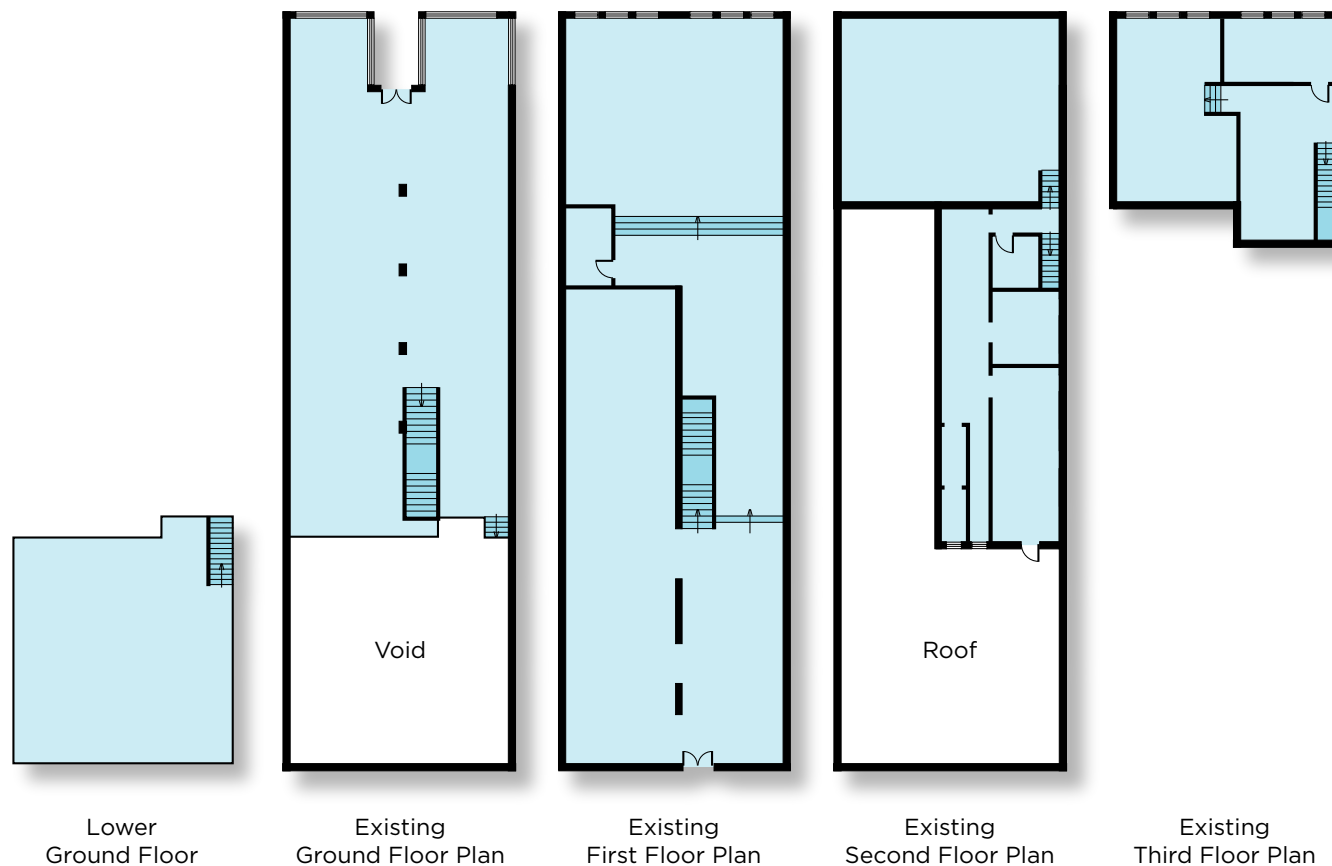
Adjacent to the subject site, a development is currently underway for a block of 72 residential apartments with ground floor and basement commercial over two buildings ranging from 4 storeys to 8 storeys.

Description

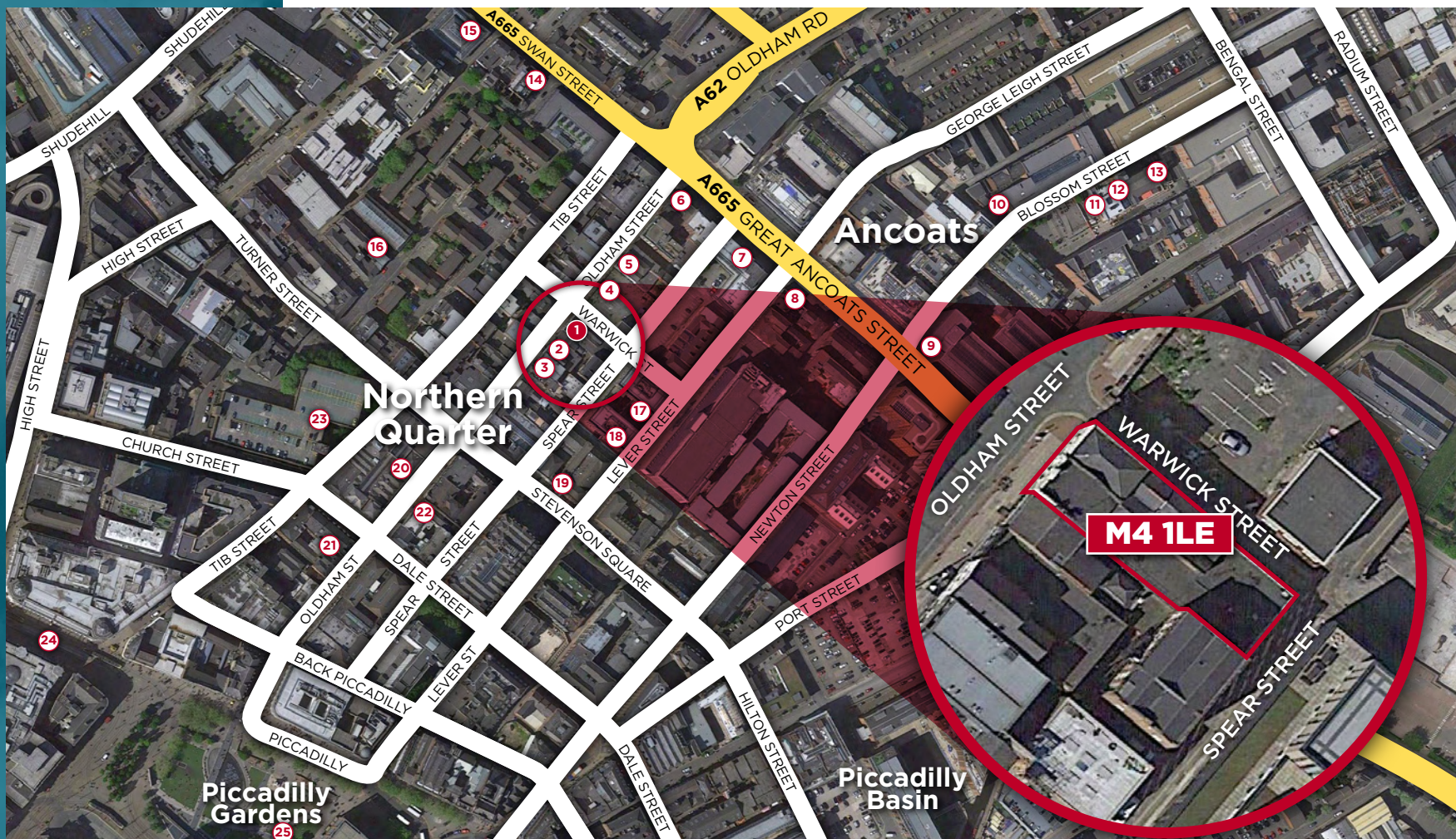
The property comprises a substantial double fronted former retail showroom premises situated in a prominent corner position with accommodation over three stories plus basement. The property sits on a site of approximately 0.1 acres. The site offers development potential for a variety of different uses subject to obtaining planning permission and the necessary consents. We are informed that the property is within a conservation area, interested parties should make further enquiries direct with the local authority.

The site has an area of approx. 0.1 acres. According to the Valuation Office the existing building on a net internal basis has a total area of 977.54m² (10,522 sq ft).

**68/70 Oldham Street
Northern Quarter
Manchester M4 1LE**



- 1 68-70 Oldham St
- 2 The Castle Hotel
- 3 Fress Restaurant
- 4 Development
- 5 Koffee Pot
- 6 Frog & Bucket
- 7 Travelodge
- 8 Bem Brasil
- 9 Ancoats General Store
- 10 Edinburgh Castle
- 11 Hallé St Peter's
- 12 Mana
- 13 Hip Hop Chip Shop
- 14 Band on the Wall
- 15 Mackie Mayer
- 16 Manchester Craft & Design Centre
- 17 Arts Council England
- 18 The Hive
- 19 Eastern Bloc Records
- 20 Piccadilly Records
- 21 Affleck's
- 22 Night & Day Café
- 23 Multi-Storey Car Park
- 24 Market Street Metrolink Station
- 25 Piccadilly Gardens Metrolink Station



Purchase Price

Our client is seeking unconditional offers in excess of £2million.

Tenure

Freehold.

Business Rates

Rateable Value £29,250.

VAT

We are informed that VAT is applicable to the purchase price.

Viewings

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



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