

# FOR SALE PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

PP FOR 104 APARTMENTS PLUS GROUND FLOOR COMMERCIAL

Copper Works, 28 King Street & 49-51 Queen Street, Greengate, Salford M3 7DG

 **wtgunson**  
commercial property consultants

**COPPER  
WORKS**





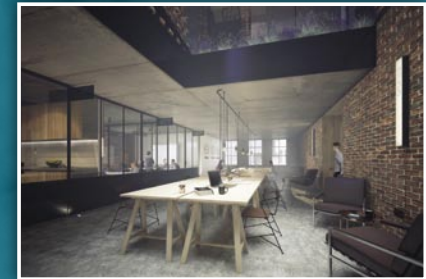
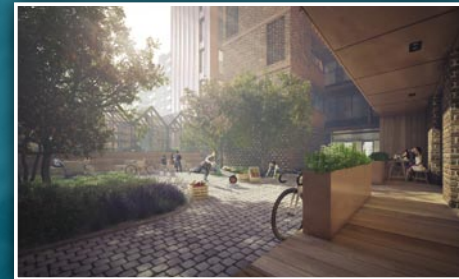
## The Opportunity

The site has planning for demolition of existing former light industrial/commercial units and the construction of a residential led mixed use development ranging from 7 storeys to 14 storeys high comprising 104 apartments together with ancillary communal spaces and a commercial unit (A1, A2, A3, B1 and D1 uses) together with amenity space.

The development incorporates 104 apartments which includes 50 x 1-beds (average size 364ft<sup>2</sup>), 48 x 2-beds (average size 594ft<sup>2</sup>) and 6 x 3-beds (average size 1,024ft<sup>2</sup>). The proposed retail unit is 1,102ft<sup>2</sup> (we understand that planners are relatively flexible on increasing the size of this unit).

**Planning Application Number 18/72242/FUL.** A copy of the Section 106 Agreement is available on request.

The subject site was formerly a "Brass and Copper Works" hence the brand name "Copper Works". This is a scheme with identity which nestles into the historic surroundings and is surrounded by a mix of listed buildings and numerous complimentary new build developments.



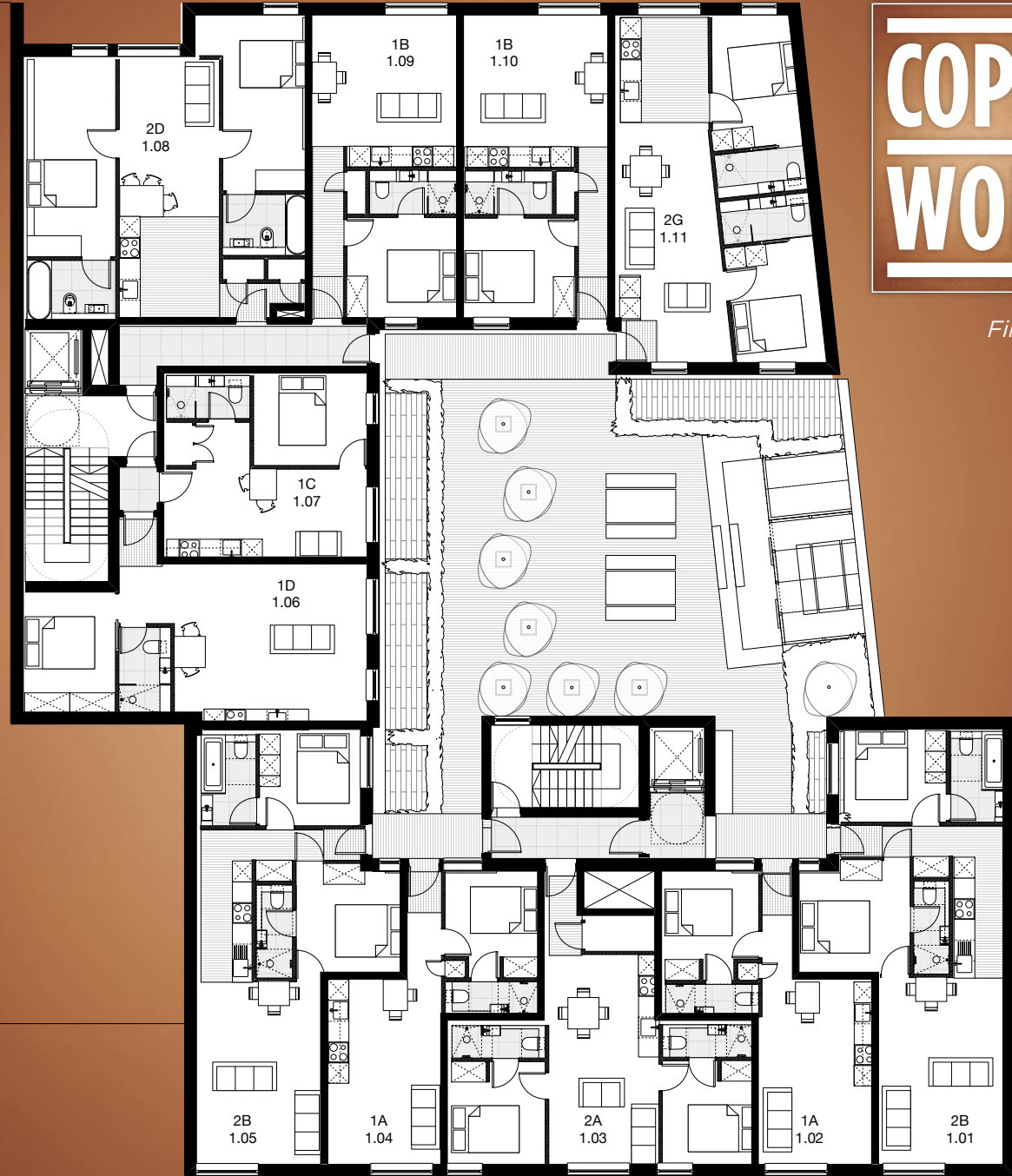
## Location

The site is situated between King Street and Queen Street in the Greengate area of Salford within close proximity to Manchester City Centre.

Greengate is an exciting area of redevelopment with numerous developments having already been completed including Spectrum and Abito together with the Grade A office development at 101 Embankment. The development pipeline in Greengate is strong with all sites in this location earmarked for high density residential schemes and a mix of commercial space. Other notable schemes in the area include 100 Greengate - 44 storey Renaker Tower for 349 units, Local Blackfriars - 380 apartments currently being developed by Salboy and the Irwell Riverside scheme developed by Urban Splash for 72 modular town houses and 156 residential apartments (joint with Property Alliance Group).

The subject site is situated within a few minutes walk of all City Centre amenities including all shops, bars restaurants, hotels and transport links.





# COPPER WORKS

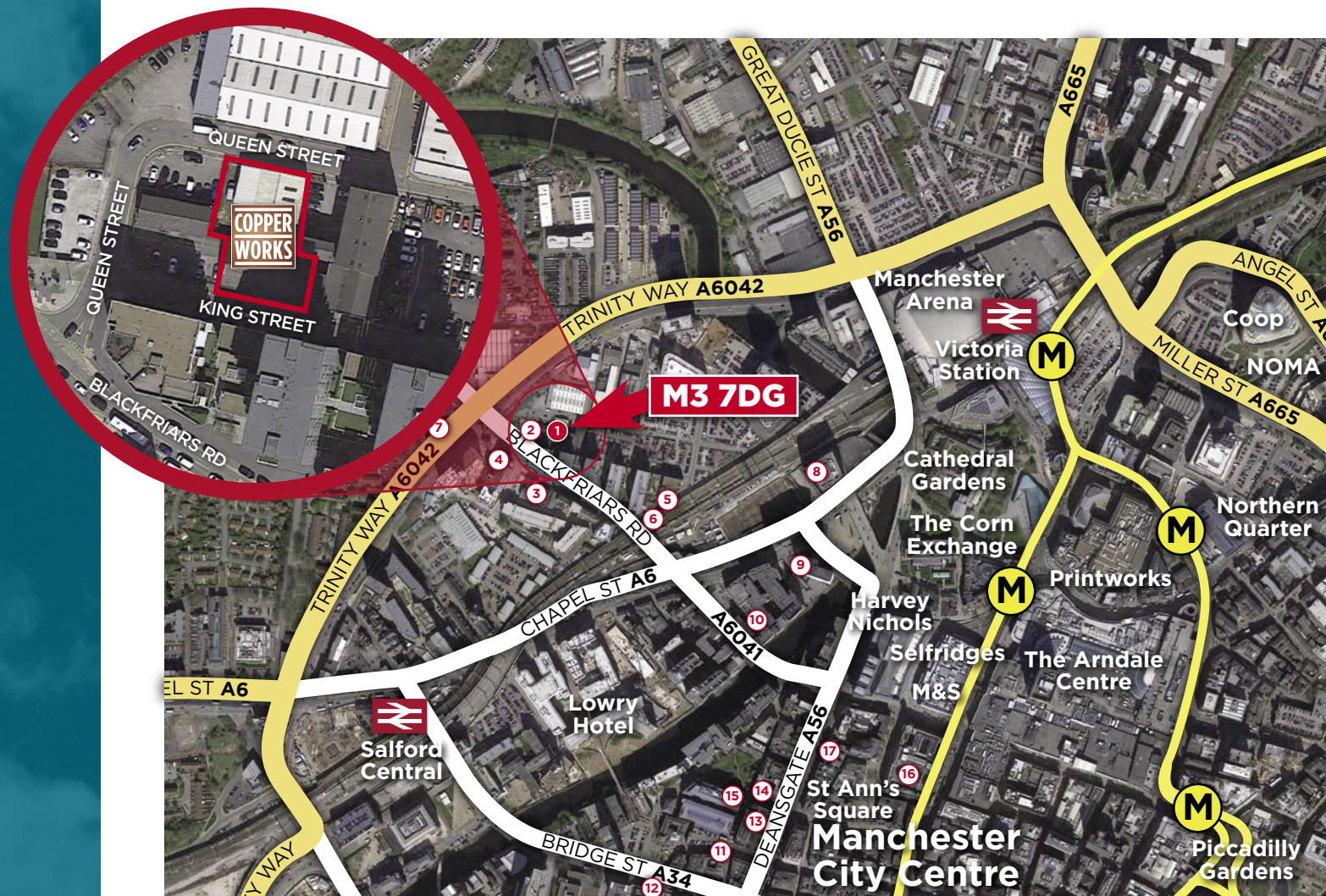
*First Floor Plan*



# COPPER WORKS

## 1 Copper Works

- 2 Dimitri's Tapas Bar
- 3 Manchester Tennis & Racquet Club
- 4 Mitz Fitness
- 5 Viaduct Supermarket
- 6 Pure Convenience Supermarket
- 7 Stay Inn Hotel
- 8 Sainsburys Supermarket
- 9 Premier Inn
- 10 Travelodge
- 11 San Carlo
- 12 Randall & Aubin
- 13 House of Fraser
- 14 Gaucho
- 15 Revolution Bar
- 16 Royal Exchange Theatre
- 17 Barton Arcade



### Tenure

The property is held Freehold.

### Purchase Price

Offers in the region of £3.5million.

### VAT

All figures quoted are exclusive of but may be liable to VAT.

### Viewings

By appointment with the sole agents W T Gunson for the attention of:-

### Neale Sayle

neale.sayle@wtgunson.co.uk  
Mobile: 07760 160321  
Tel: 0161 833 9797

or

### Jack McCabe

jack.mccabe@wtgunson.co.uk  
Mobile: 07584 046458  
Tel: 0161 833 9797

