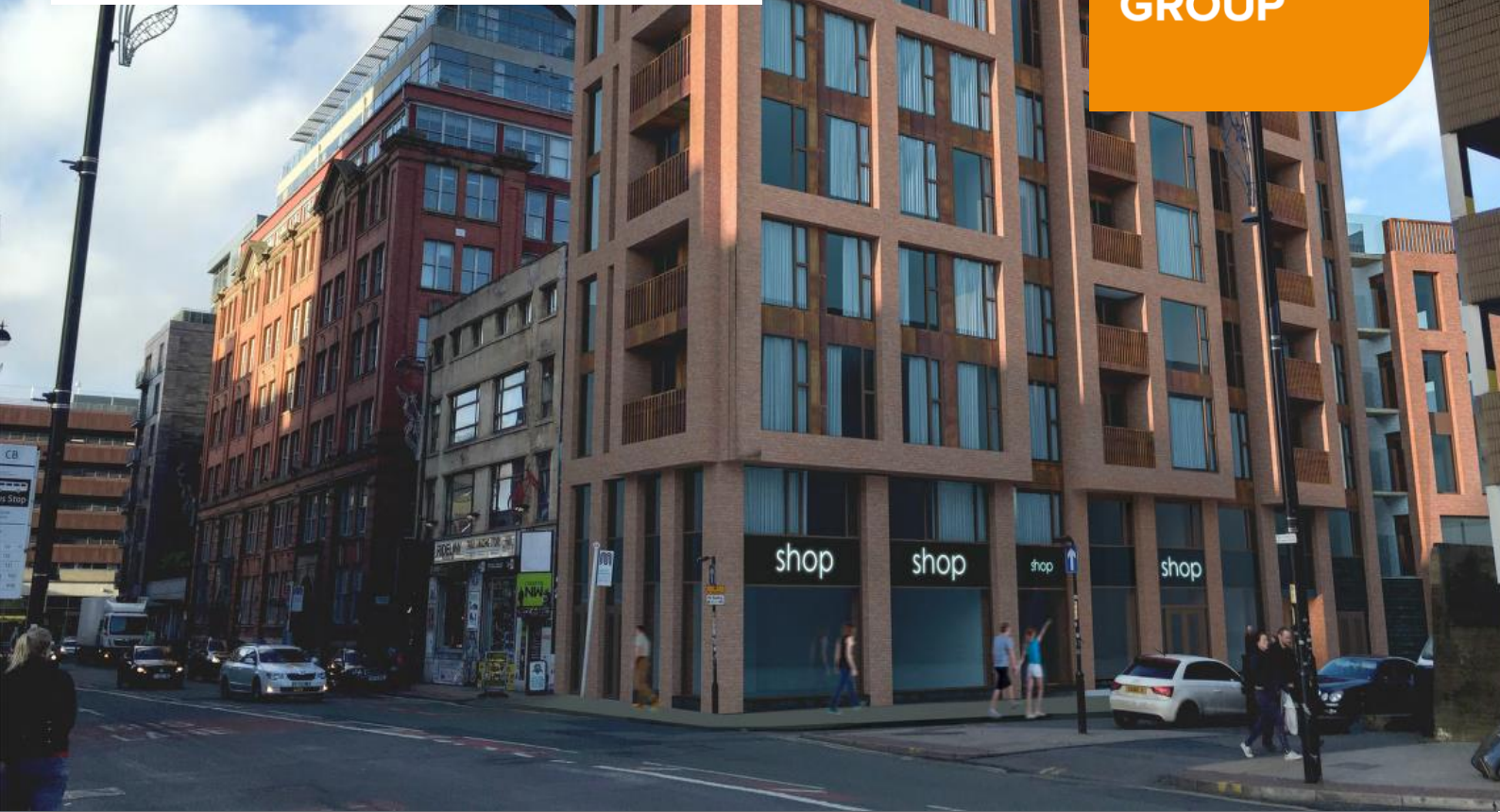


# For Sale

Upon instructions of the Administrators

**LANDWOOD  
GROUP**



Red Lion Street, **Manchester M4 1PT**

## City Centre Mixed Use Development Opportunity

- Development is underway for 38 residential apartments and 3 ground floor retail units.
- Located in the sought after Northern Quarter area of Manchester City Centre, with excellent transport links and amenities.
- Apartments to comprise 12 no 1 bedroom units , 25 no 2 bedroom units and 1 no. 3 bedroom unit.
- Ground floor commercial space benefits from use Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Café) and B1 (Office).
- Freehold.

**Landwood Group,**  
Lancaster Buildings  
77 Deansgate  
Manchester  
M3 2BW

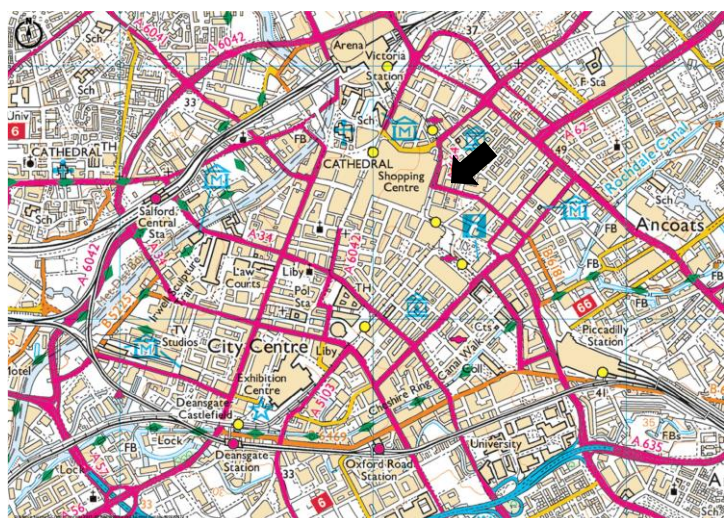
T: 0161 710 2010  
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### CONTACT

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0161 710 2010  
[Holly.surplice@landwoodgroup.com](mailto:Holly.surplice@landwoodgroup.com)

**Chartered Surveyors, Asset Managers & Auctioneers.**  
Manchester, Liverpool, London & Chester.

[www.landwoodgroup.com](http://www.landwoodgroup.com)



## Location

The site is located in the sought after and popular Northern Quarter area of Manchester City Centre, on a prominent corner position fronting Church Street and Red Lion Street. The area is extremely popular with young professionals due to its short distance from the Arndale Shopping Centre, Business Districts and the Northern Quarter's excellent selection of bars and restaurants.

It has good transport links, being a 5 minute walk to Sudehill Metrolink Stop, which links to the wider Metrolink network and is also within a 10 minute walk from both Manchester Victoria and Manchester Piccadilly Railway Stations.

## Description

The property comprises a development site, which is irregular in shape and fronts both Church Street and Red Lion Street. It benefits from full planning consent under planning ref 113713/FO/2016 for the erection of an 11 storey building, comprising three retail units to the ground floor with 38 apartments to the upper floors.

The development is due to provide 12 no 1 bedroom apartments, 25 no 2 bedroom apartments and a three bedroom apartment. Development is currently underway with some of the foundations having been constructed alongside part of the basement.

**The site extends to approximately 0.21 acres.**

## Planning

The site benefits from full planning consent under planning ref: 113713/FO/2016 for the erection of an 11 storey building to comprise 38 residential apartments (Class C3). This will include 12 no 1 bedroom units, 25 no 2 bedroom units and 1 no. 3 bedroom unit, above ground floor commercial space. The commercial accommodation will benefit from use Class A1 (Shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe) and B1 (Office). The development will include retention and restoration of the facade to no. 2 Union Street following demolition of the rear of the building and provision of associated cycle parking, landscaping and ancillary works.

## Tenure Information

The premises are held under a freehold title, under title number LA64700.

## Further Information

A sale pack including further information is available on request.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers Invited.

## Viewings

Strictly by appointment.

## Holly Surplice

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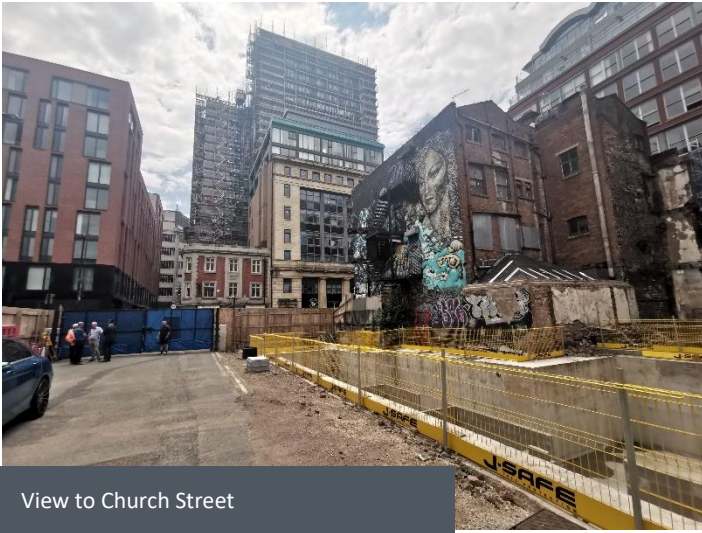
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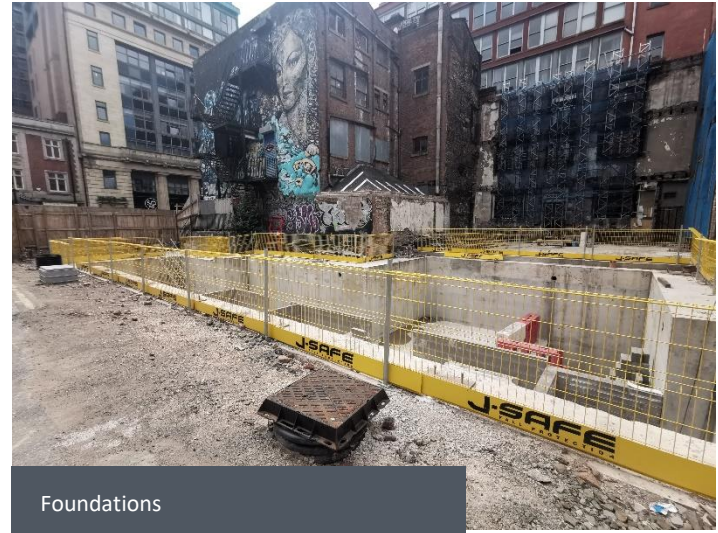
Proposed Elevation



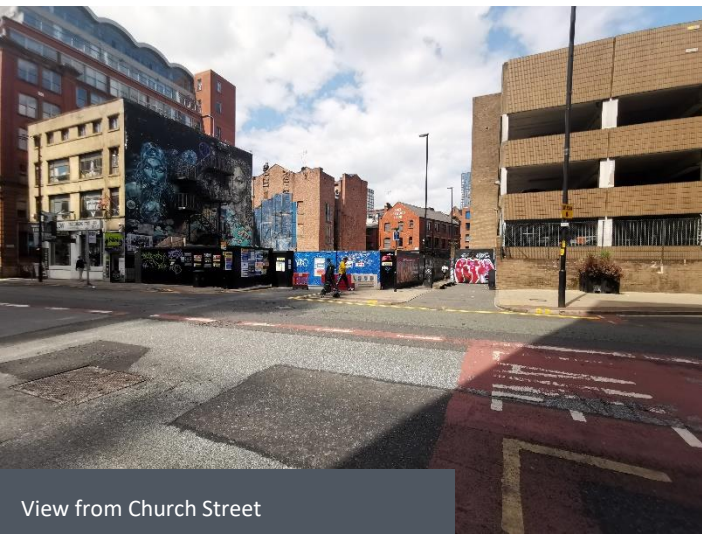
Site Plan



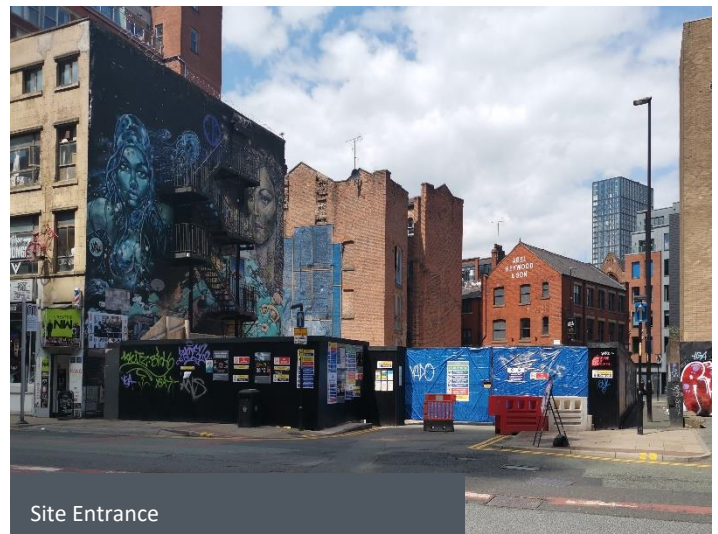
View to Church Street



Foundations



View from Church Street



Site Entrance