

FOR SALE - Unique city centre development opportunity.

51-53 Richmond Street, Manchester, M1 3WB

- Grade II listed former textile workshop/warehouse
- One of the last such opportunities in Manchester City Centre
- Fantastic location in the city centre and within the vibrant Village community
- Within 15 minutes' walk of St Annes Square, Deansgate and Spinningfields
- Renovation, Alternative Use and Development potential STP.

CONTACTS

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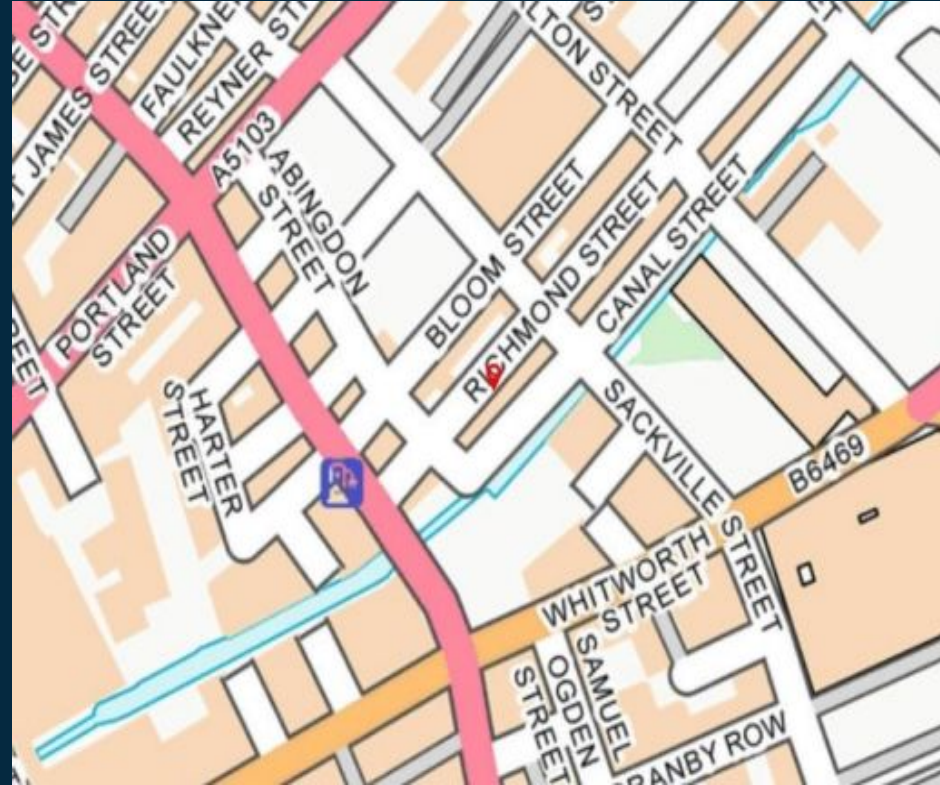


LOCATION

The property is located on Richmond Street, which is immediately to the rear and parallel to Canal Street, which is the heart of Manchester's iconic and vibrant Village community.

Surrounding the property are a number of newer residential developments and in the immediate vicinity are a range of bars, restaurants, hotels and other visitor accommodation.

The various city centre train stations are all within easy walking distance, as are tram stops and bus routes and there are several public car parks nearby



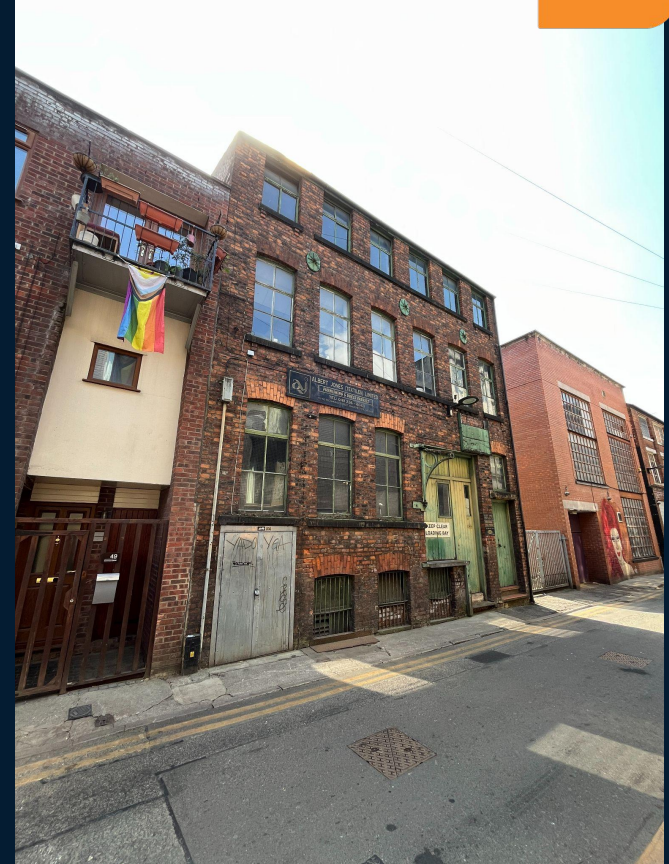
51-53 Richmond Street, **Manchester, M1 3WB**

DESCRIPTION

The property comprises a Grade II Listed textile warehouse, dating back to the 1860's and is one of the few remaining within the city centre. It has been used by the vendor's family business for many decades.

The building is constructed over basement and three upper floors. Internally, the property has timber floors and staircase and cast iron columns. The basement and second floors are not currently in use and the upper floors provide very basic storage, with some partitioned office areas to the first floor. There is a yard area to the side, accessed from Richmond Street that provides useful car parking, or potential for extension and/or incorporation into any future development.

There is the opportunity for any buyer to create something that is truly unique, retaining the period features that add masses of character and charm. Subject to obtaining the necessary consents we consider the potential is wide ranging from residential conversion and development, renovation and retention of the commercial use, or a hybrid live/work type scheme. Interested parties should discuss directly with the Local Planning Office: Planning and regeneration | Manchester City Council.



ACCOMMODATION

The property provides the following Gross Internal Floor Areas

Description	Sq.m	Sq.ft.
Basement	81.95	882
Ground floor	74.60	803
First floor	74.40	801
Second floor	79.60	857
Total	310.55	3,343

The site is approximately 0.013 hectares.

PHOTOGRAPHS



SITE PLAN



TENURE INFORMATION

Freehold titles numbers LA334340 & LA370729.

TENANCIES

Available with vacant possession.

EPC

The EPC rating is E.

PRICE

£675,000

VAT

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

VIEWINGS

Strictly by appointment.

LEGAL COSTS

Each party will be responsible for their own legal costs.

CONTACT US TO ENQUIRE



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