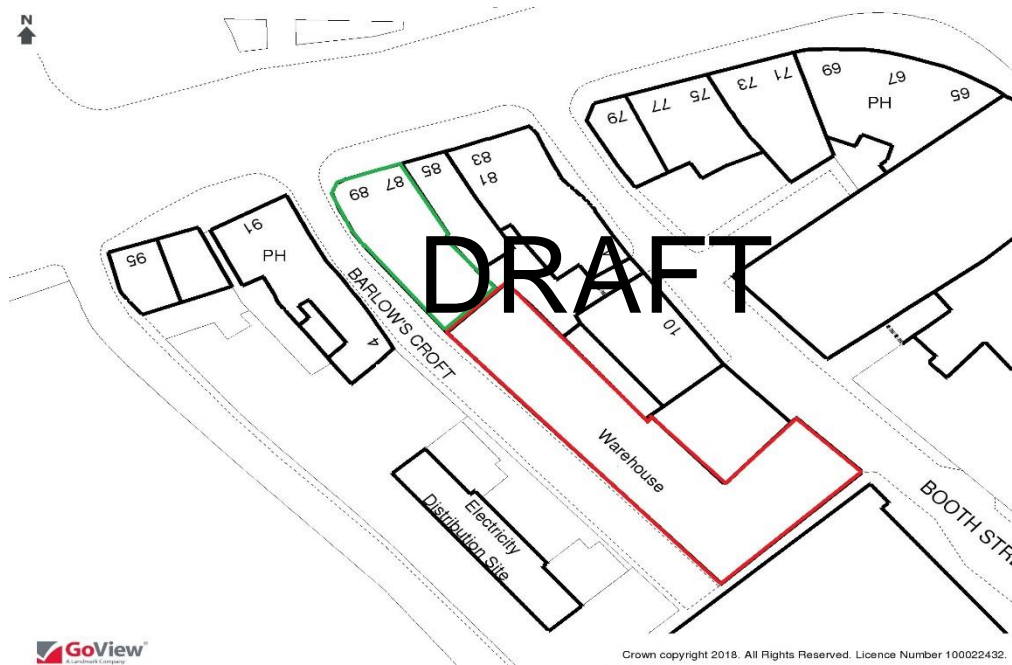




FOR SALE

**Barlows Croft, Off Chapel Street, Salford
M3 5DY**



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**City centre development site suitable for a variety of uses
subject to planning.**

- 0.13 Acres (0.07 Ha) approx.
- Rare freehold development opportunity
- Suitable for residential, office, hotel, leisure, car parking, stp.
- Close to Manchester City Centre
- Opportunity to enlarge site
- Expressions of interest sought on a conditional, unconditional or JV basis.

Centurion House, 129 Deansgate,
Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



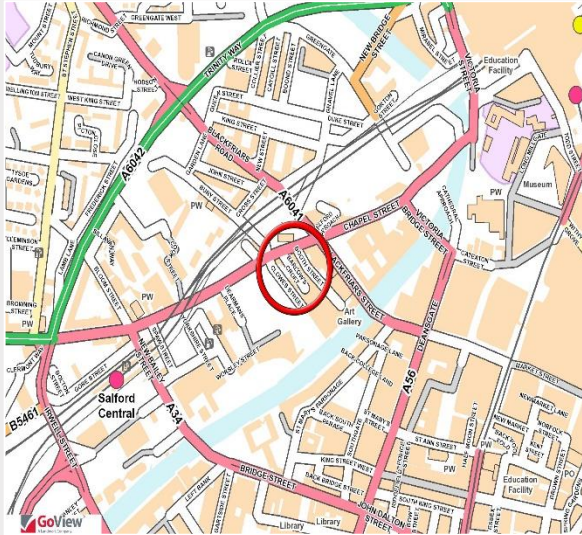
Commercial Property
Advisers and Agents



FOR SALE

0161 234 0777

Barlows Croft, Off Chapel Street, Salford, M3 5DY



LOCATION

The site is situated on Barlows Croft in Salford at its junction with Chapel Street within the wider Manchester city area

DESCRIPTION

The site is L shaped and currently has warehousing, office and leisure use.. The site would suit the following uses subject to planning.

- Residential
- Offices
- Hotel
- Car parking
- Leisure
- Retail

There is further opportunity to extend the size of the site to increase massing.

ACCOMMODATION

We estimate the site extend to approximately 0.13 Acres (0.052 Ha)

We have not measured the accommodation on site as we believe any purchaser will seek to demolish the current buildings but we are verbally informed that these extend to just over 10,000 sq ft over ground and first floor.

RATEABLE VALUE

TBC

EPC

TBC

TENURE

Assumed to be freehold

TERMS

Our clients own the entire interest outlined red on the attached plan are seeking expressions of interest from parties on the following basis.

- Conditional Sale
- Unconditional Sale
- JV Partnership

VIEWING

Via the sole agents TFC on 0161 234 0777

Will be levied at the appropriate rate