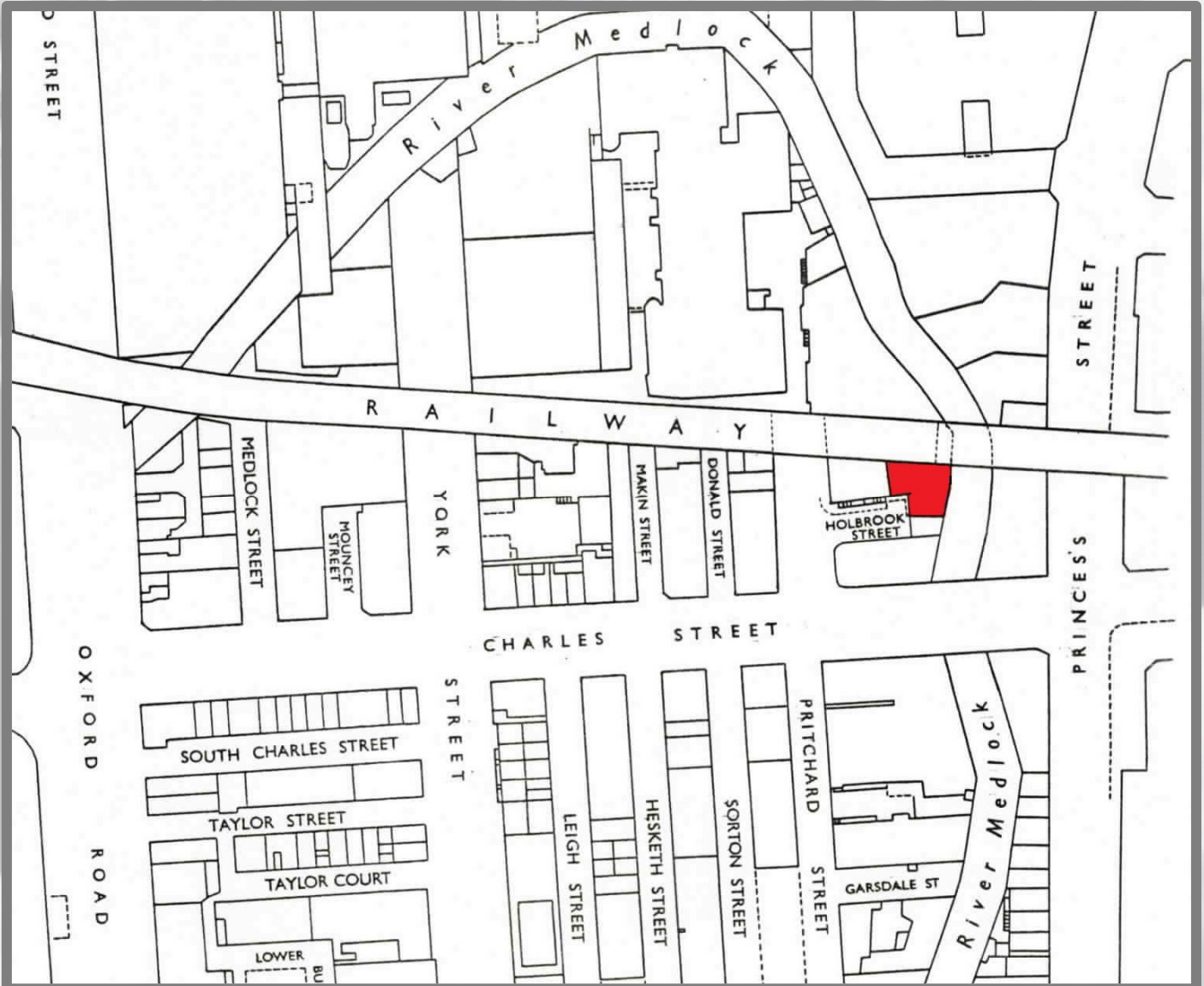


FOR SALE



CITY CENTRE SITE

116m² (1,250 sq ft)

Land at
4-6 Holbrook Street
Manchester
M1 7DB

- May suit redevelopment (subject to obtaining necessary consents)
- Close proximity to Circle Square development
- Close proximity to all city centre amenities and transport links

LOCATION

The property is situated on the north side of Holbrook Street which is off Pritchard Street in Manchester City Centre.

Pritchard Street is accessed off Charles Street which runs horizontally between Oxford Road and Princess Street.

On the opposite side of Charles Street is the former BBC site which is currently undergoing redevelopment, rebranded as "Circle Square", a mixed use development which will include 1,200,000 sq feet of office space, 1,700 new homes and 100,000 sq ft of ground floor leisure and retail space.

Manchester's Oxford Road Train Station is a 5 min walk to the west.

DESCRIPTION

The property comprises a small parcel of land at the rear end of Holbrook Street which is bound by the River Medlock to the east, the railway line/viaduct to the north and a car park to the west.

The land is hardstanding and is fenced with gate access onto Holbrook Street.

The site has an approximate area of 116m² (1,250 sq ft).

TENURE

The land is held freehold under title LA46476.

PURCHASE PRICE

Offers in excess of £125,000.

OVERAGE

An overage agreement will be incorporated into the contract which will include the payment of 50% of any uplift in value as a result of a planning permission from the date of transfer. The overage will remain in place in perpetuity and the trigger for this will be on receipt of any successful planning application.



VAT

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

VIEWING

By appointment with the sole agents

W T Gunson for the attention of:

Neale Sayle
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Tel: 0161 833 9797

Date of Preparation: October 2020