

FREEHOLD COMMERCIAL/RESIDENTIAL OPPORTUNITY



Land off Liverpool Street Salford, M5 4LJ

FOR SALE 5.1 ACRES (2.06 HA)

Of interest to developers, investors and owner occupiers



SALFORD CRESCENT

A6

A5063 ALBION WAY

Liverpool Street

MIDDLEWOOD LOCKS
MANCHESTER

A57 REGENTS ROAD

The Site

JUNCTION 3
M602

nationalgrid



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OVERVIEW

AERIAL

LOCATION

LOCAL AMENITIES

DESCRIPTION

THE SITE

FURTHER INFORMATION



The Site

TO M60 / M61

JUNCTION 3
M602

A57 REGENTS ROAD

TO MANCHESTER
CITY CENTRE

TALBOT ROAD

Windsor Street

A5063 ALBION WAY

West Egerton Street

Liverpool Street

- Circa 5.1 acre (2.06 hectare) site, with development potential for a range of uses (subject to planning)
- Attractive location circa 1.5 miles from Manchester City Centre and Salford Quays and circa 1 mile from the University of Salford
- Excellent transport links, with J3 of the M602 and Salford Crescent Train Station both within less than 0.5 miles
- For Sale by informal tender
- Current passing rent of £54,750 per annum for leases on part of the site



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Location

The site is situated in a strategic position within ½ a mile of the M602 and 2 miles of the M60/M62, with access to the wider national motorway network beyond. The property benefits from an existing vehicular access point off Liverpool Street, Salford, circa 1.5 miles west of Manchester City Centre.

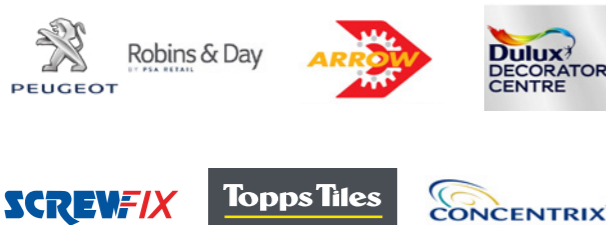
The area immediately surrounding the site includes other modern warehouse facilities, trade counter occupiers and car showroom operators. These include Robins & Day Peugeot, Concentrix, Screwfix, Arrow Engineering Components, Topps Tiles, Dulux Decorator Centre, Wolseley.

There are existing residential dwellings located further west along Liverpool Street and apartments (either recently completed or currently being constructed) to the east adjacent to Middlewood Locks.



THE SITE IS SITUATED IN A STRATEGIC POSITION IN CLOSE PROXIMITY TO THE M602 WITH ACCESS TO THE WIDER NATIONAL MOTORWAY NETWORK BEYOND.

Local occupiers



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■ AN ATTRACTIVE LOCATION
CIRCA 1.5 MILES FROM BOTH
MANCHESTER CITY CENTRE,
AND SALFORD QUAYS.



Local Amenities

The site occupies an enviable location, sat between all the business and leisure offerings of both Manchester City Centre and Salford Quays.

From the cultural highlights of a range of world class galleries, museums and theatres to a host of restaurants and bars all within easy reach. Within minutes you can be enjoying the thriving buzz of the city centre or laid back waterside dining on Salford Quays.

All of this with the added benefit of being just minutes from the motorway, providing easy access to the wider North West area.

Primary and secondary schools within 1 mile of the site include Holy Family Catholic School (Ofsted Outstanding), Willow Tree (Ofsted Good) and the Oasis Academy MediaCityUK (Ofsted Good). The University of Salford is also located less than 1 mile to the north of the site.

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Description

The site comprises a 5.1 acres (2.06 ha) former gasholder site, which whilst flat and consisting of made ground, is split over two distinct levels. The seller has remediated the site to an 'open storage' standard. The former gasholders have been removed and the Hazardous Substance Consent has been recently revoked.

The extent of the site is shown outlined in red on the site plan on page 7, with the part edged green currently subject to two occupational tenancies to RRG Group, the details of which are outlined below:

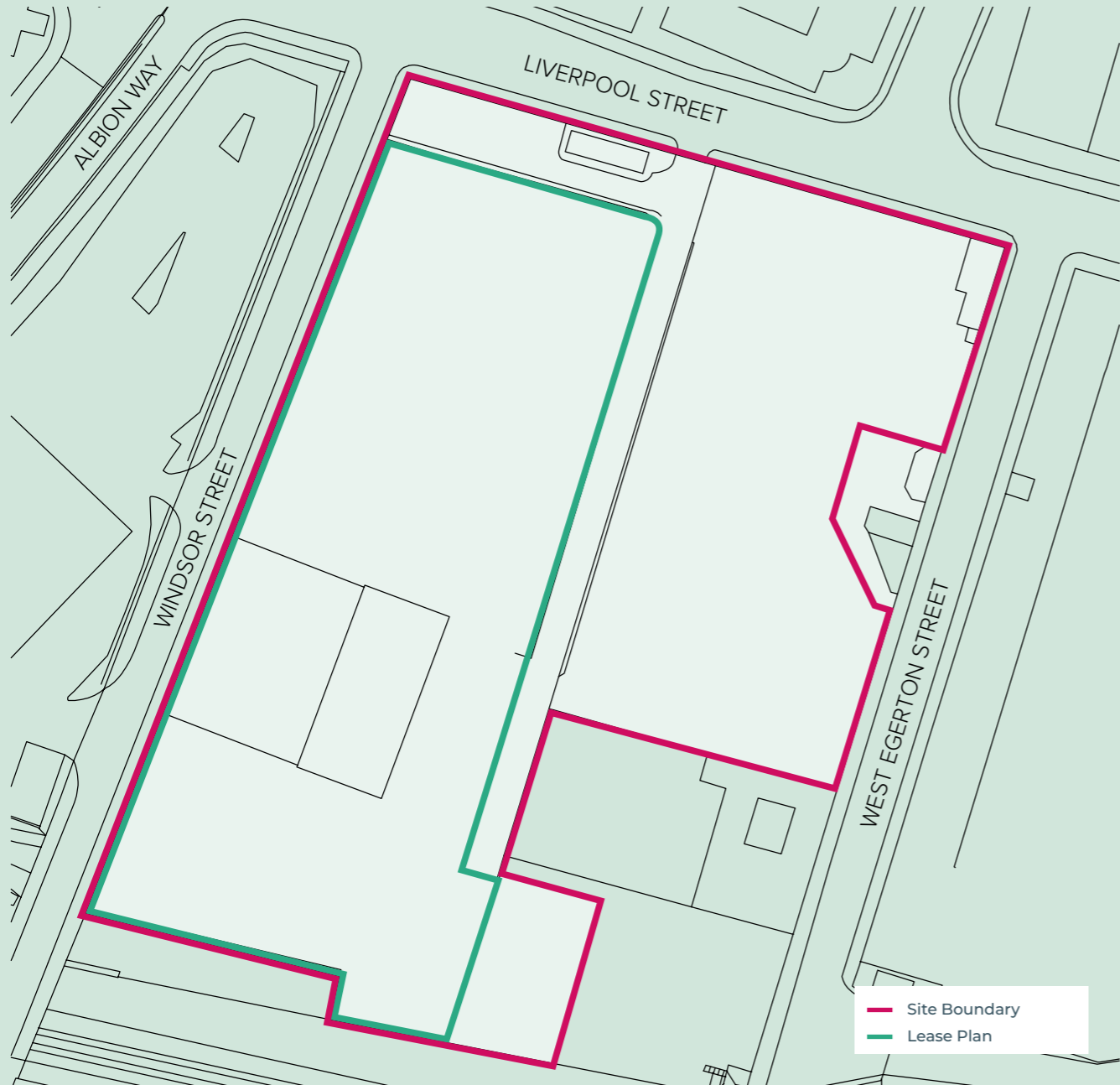
- Tenant RRG Group Limited.
- Both lease terms expire on 10th September 2021.
- Combined rent £54,750 per annum.
- Either Landlord or Tenant may terminate the leases at any time on or after 21 September 2021 by giving not less than one month's prior written notice.
- Landlord may also terminate the leases at any time by giving to the Tenant not less than 3 months prior written notice in the event that Planning Permission is granted for the whole or any part of the premises.
- Both leases are excluded from security of tenure provisions.

A copy of the leases, a Land Condition Summary report, example HoTs (including non-negotiable environmental provisions) and other further information are available in the data room.

■ **A 5.1 ACRES (2.06 HA)
DEVELOPMENT OPPORTUNITY**



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Development Considerations

The site is located within the City Boundary but not allocated for a specific use in the Salford Unitary Development Plan (June 2006), with previous indicative proposals prepared for the site including:

- Circa 85,000 sq ft of commercial B2/B8 Units
- A series of multi storey buildings providing circa 500 apartments.

Salford City Council is proposing highway improvement works to widen Liverpool Street, with the latest indicative plan available on the data room and showing the acquisition of a small section of the site (along the northern boundary).

However, prospective purchaser are advised that they must make their own enquiries to Salford City Council in respect of the site's current and future planning status, as well as the proposed highway improvement works.

There is currently a lease for a telecommunications mast on the northern section of the site, which the vendor is currently in the process of surrendering. There are also rights and covenants that relate to conduits that run across the site, including easements relating to underground gas pipelines and third party rights of access across the site from Liverpool Street to the gas compounds to the east and south east of the site.

Interested parties are advised to review the Title Summary Report and utilities plans available on the data room, as well as to make enquiries with the utilities providers for up to date information.

Title

The site is held freehold under title numbers MAN237671 and GM863607.

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VAT

We understand that the site is elected for VAT and therefore VAT may be chargeable on the sale.

Method of Sale

BNP Paribas Real Estate have instructions to market the site for sale by informal tender. Details of the content of offers and a timeline for submission will be released to all interested parties.

Data Room

A data room is available containing further information on the site. For access to the data room, please contact the sole agents.

Viewings

Viewings are to take place strictly by appointment only, with specific viewing dates to be announced. Potential purchasers should note that BNP PRE take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

Contact

For more information, access to the data room or to arrange a viewing, please contact the sole agent:

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