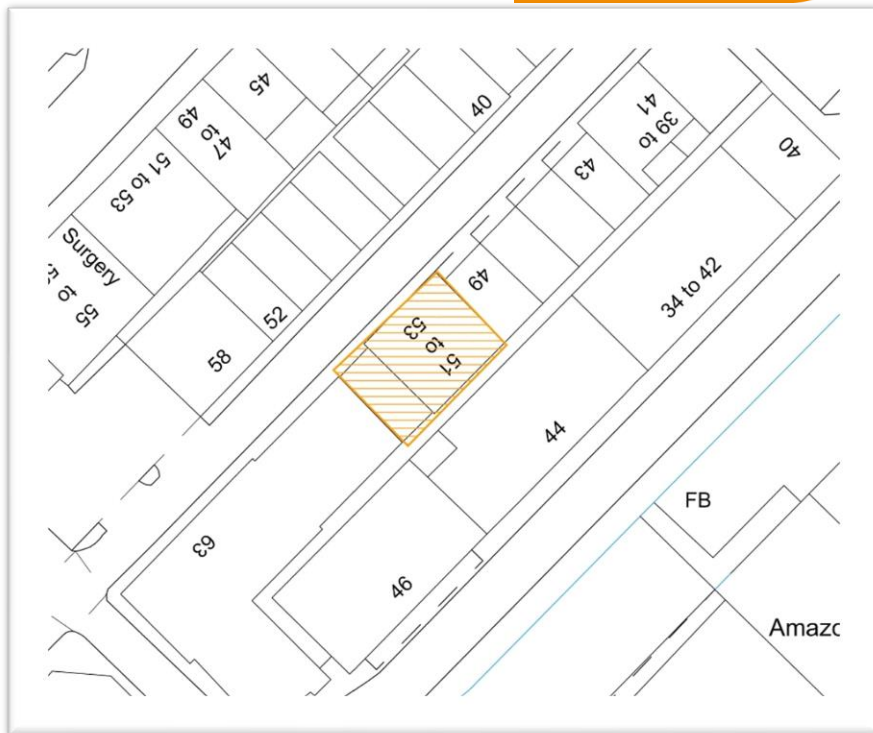
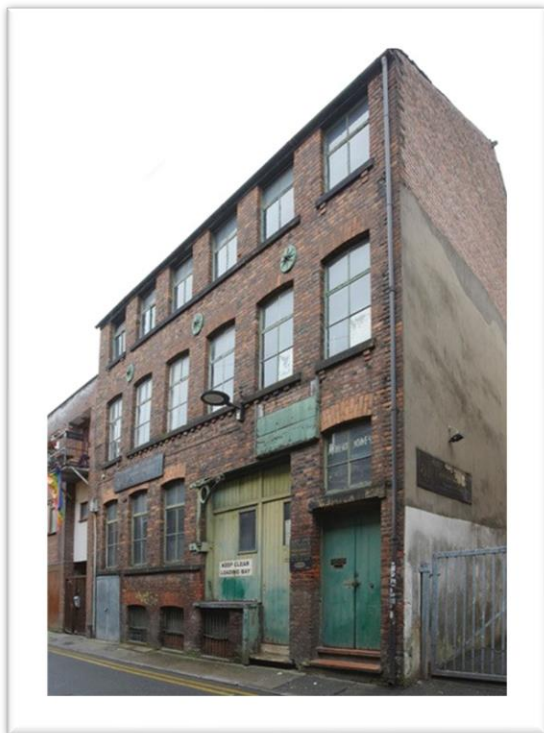


# For Sale

**LANDWOOD  
GROUP**



## Unique City Centre Development Opportunity

- Grade II listed former textile workshop/warehouse
- One of the last such opportunities in Manchester City Centre
- First time to open market
- 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.
- Site approximately 0.013 Hectare (0.032 Acres)
- Building approximately 310.55 sq. m (3.342 sq. ft)
- Freehold

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

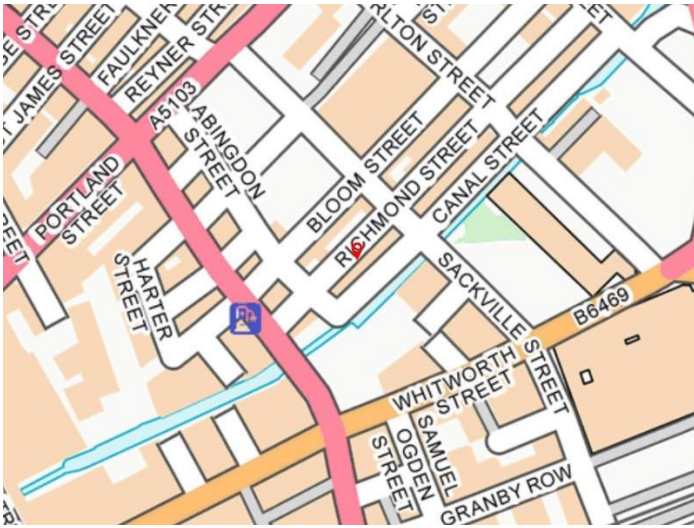
T: 0161 710 2010  
F: 0161 710 2050  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

### CONTACTS

**James Ashworth/Jonathan Brownlow**  
0161 967 0122

[james.ashworth@landwoodgroup.com](mailto:james.ashworth@landwoodgroup.com)

[jonathan.brownlow@landwoodgroup.com](mailto:jonathan.brownlow@landwoodgroup.com)



## 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.

## 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 and this is the first time it has come to open market.

The building is constructed over basement and three upper floors of brick construction beneath a slate roof, with timber single glazed windows and timber access doors to the façade. 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 approximate Gross Internal Areas;

Description	SqM	SqFt
Basement	81.95	882
Ground Floor	74.60	803
First Floor	74.40	801
Second Floor	79.60	857
<b>Total</b>	<b>310.55</b>	<b>3,343</b>

## Tenure Information

Freehold

## Tenancies

Available with vacant possession.

## 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 are invited in the region of **£725,000**.

## EPC

This property has an EPC rating of E.

## Viewings

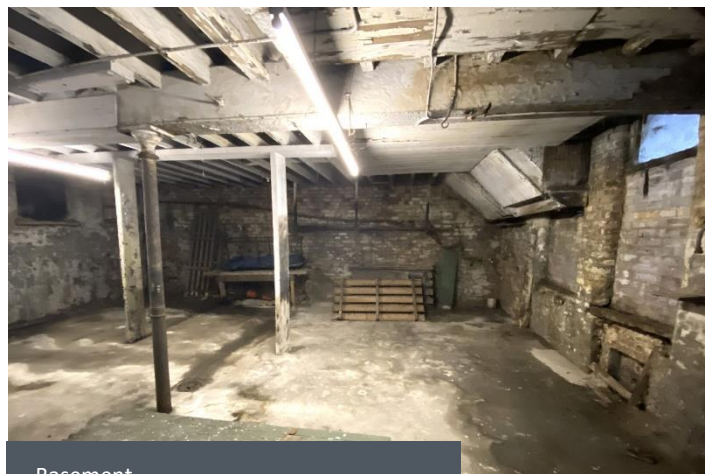
Strictly by appointment.

**April 2024**

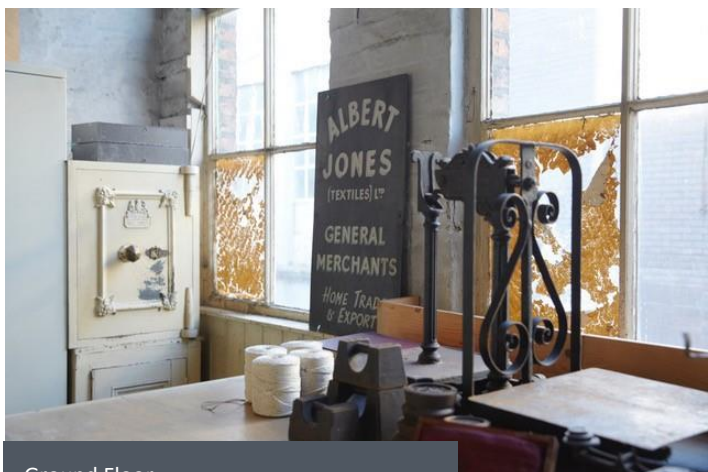




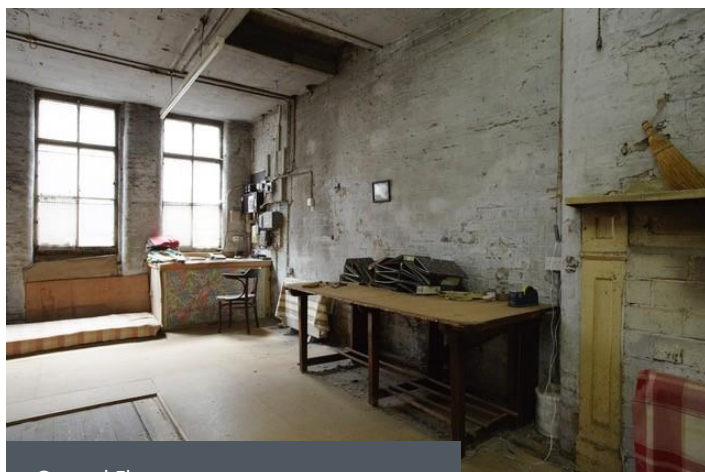
Front Elevation



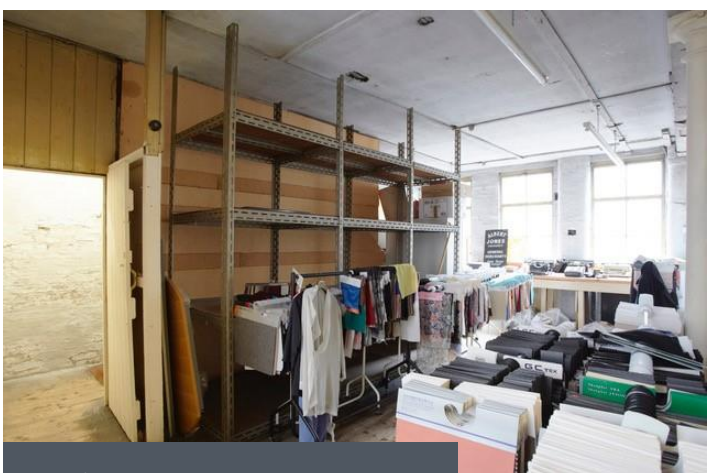
Basement



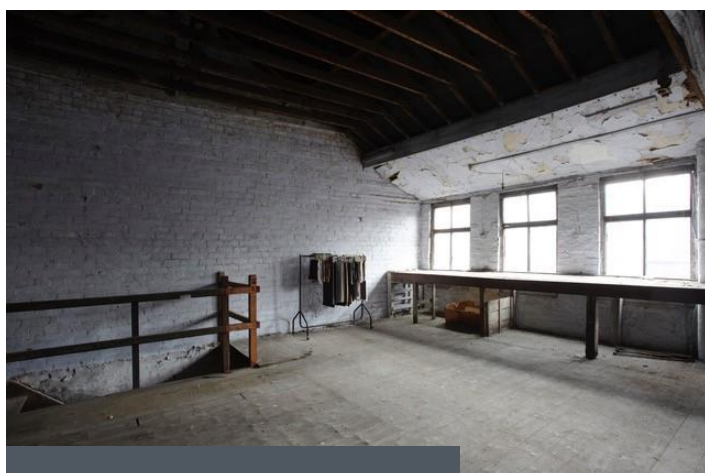
Ground Floor



Ground Floor



First Floor



Second Floor