

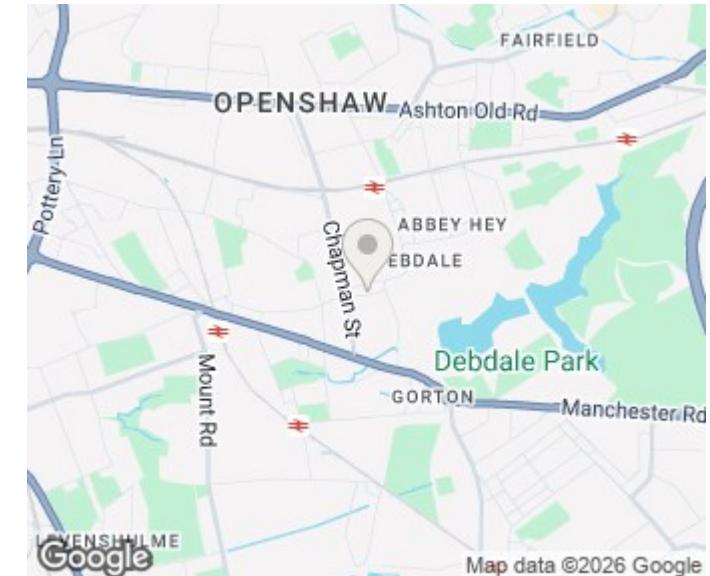


75 CROSS LANE MANCHESTER, M18 8WY

**£320,000
FREEHOLD**

A rare and exciting investment opportunity: this historic, disused former pub occupies a prominent corner position on Cross Lane, now awaiting a comprehensive renovation. The ground floor, formerly the lively Cotton Tree pub, offers generous open-plan space across a substantial footprint, ripe for re-development, conversion, or repurposing. Above the pub lies a spacious four-bedroom flat, currently unoccupied, comprising three large bedrooms, an office, a separate lounge, a kitchen, and a full bathroom, presenting significant potential either for letting or owner-occupation once refurbished. The property benefits from excellent transport links. Gorton railway station is just a short walk away (on Lees Street, M18 8QU), providing convenient Northern rail services into Manchester city centre. For bus travel, numerous routes stop nearby on Cross Lane, including the 7, 150, 171, 172, 688, 705 and 713 services. These frequent connections make commuting or short trips into Manchester and surrounding districts straightforward and flexible. From an investment standpoint, this building holds considerable upside. Once renovated, the property could generate multiple streams of income — either by leasing out the ground-floor commercial space, converting it into further residential units, or retaining the first-floor flat as a high-value rental. Given the building's central location in Gorton and strong public-transport connectivity, demand for both residential and commercial space is likely to grow. Additionally, bringing new life to this characterful building contributes to the broader regeneration of the area, making it a compelling long-term play for investors with vision. With its mix of retail or leisure potential on the ground floor and a well-proportioned four-bedroom flat above, this property represents a flexible, high-value opportunity in a well-connected Manchester neighbourhood.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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