

FOR SALE

Behr&Co
CHARTERED SURVEYORS

- **OUTSTANDING INVESTMENT / DEVELOPMENT OPPORTUNITY**
- **PROMINENT LOCATION**
- **C 9,700 SQ FT**
- **ON-SITE CAR PARK**
- **FREEHOLD**



29 BLACKFRIARS ROAD, SALFORD, M3 7AQ

Location

The property occupies a commanding position on Blackfriars Road linking Trinity Way through to Chapel Street on the northern fringe and within immediate proximity of Manchester City Centre. The Chapel Street corridor and the area specifically surrounding Blackfriars Road is the subject of much investment with several key residential schemes in the pipeline. The building is within walking distance to all commercial amenities and transport infrastructure available within Manchester City Centre.

Description

29 Blackfriars Road presents an imposing 5 storey former school house dating back to its original construction in 1891. In recent years the building has been used for commercial purposes taking the form of warehousing, offices and storage. Overall, construction presents brickwork elevations under a multi pitched slate roof with sash windows throughout.

Internally the building has retained many of its original features with exposed beams and impressive floor to ceiling heights throughout. There is a car park at the rear capable of accommodating up to 6 vehicles as well as a separate outbuilding.

The building offers exceptional potential for alternative uses through conversion and redevelopment.

Accommodation

Gross Internal Areas estimated as follow;

	SQ M	SQ FT
Lower Ground	196.33	2,113
Ground	268.13	2,886
First	192.97	2,077
Second	211.59	2,278
Third	15.55	167
Outbuilding	16.72	180
Total	901.29	9,701

Planning

It is understood that the building is not listed or situated in a designated conservation area. However, all parties are recommended to make their own enquiries direct with Salford City Council.

Business Rates

The building has a current RV of £11,500.



Tenure

Freehold.

VAT

It is recommended that all interested parties make their own enquiries.

EPC

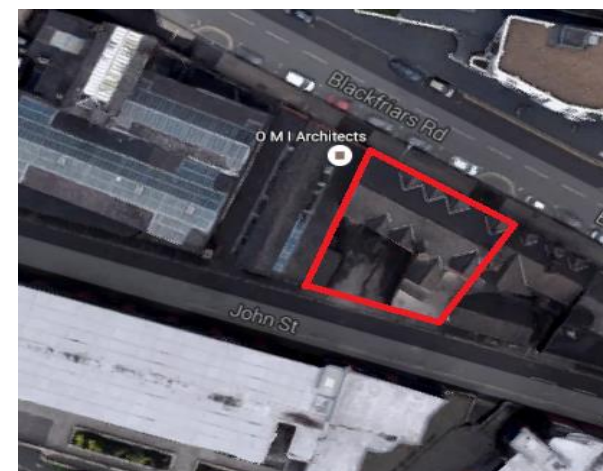
Available on request.

Price

On application

Viewings / Further info

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Floor Plans

