



FOR SALE

8 Commercial Street | Manchester | M15 4PP

## Prime Development Site in Manchester City Centre

- Comprising a unique island site located in the Knott Mill area of Manchester city centre.
- The site is situated in a prime location between Deansgate, Castlefield, First Street and Deansgate Square.
- Excellent connectivity being within 100m of Deansgate Metrolink station and Deansgate Railway Station.
- The site has consent for a seven storey apart-hotel development (use class C1).
- The proposed scheme comprises of 59 units plus a lounge, reception and ancillary areas at ground floor level.
- Opportunity for alternative uses such as residential, hotel, healthcare or offices, subject to the usual planning consents.
- Offers are invited for the Freehold interest subject to contract.



## Location

The site is located within the Knott Mill area of Manchester city centre. Knott Mill area is bound by Hewitt Street and the Whitworth Street railway viaduct to the north the River Medlock to the south, Deansgate to the west and Albion Street to the east.

The Knott Mill area is home to a range of different property types including contemporary residential developments and former Victoria Mills which have been converted to residential and workspace.

The site is adjacent to Deansgate Square, Manchester's premier residential address, and Great Jackson Street, which is undergoing significant regeneration to provide best in class residential skyscrapers.

 [CLICK HERE FOR GOOGLE MAP](#)  [WHAT3WORDS SYSTEM.SNAIL.WANTED](#)


The site is within a two minute walk of Castlefield, which is Manchester's former roman and industrial heart, now comprising of one of the most sought after residential and leisure destinations in Manchester. Castlefield and Deansgate interlink to provide some of the best leisure amenity in the city.


The site is also in close proximity to First Street, a vibrant neighbourhood home to an established business district, multi-arts centre, cinema plus various high quality bars and restaurants.


The site benefits from excellent transport links being close two main railway stations and Deansgate Castlefield Metrolink station which connects all Metrolink lines in Greater Manchester.


## Manchester

Manchester is the premier regional city in the UK, being the largest economic and financial business centre outside of London.


 Gross value added of £66bn


 105,000 student population with 33,000 graduates per year


 80 of the FTSE 100 represented in Manchester


 Highest graduate retention rate outside of London

 Top 20 European Digital City

 500,000 + population aged 20 – 34, the largest regional millennial population

 Named third best city in the world in 2021 – Time Out

 Manchester airport is the third busiest airport in the UK with flights to over 250 destinations

 Named as one of the highest performing tech hubs in in 2021 – Tech Nation



-  100m  
3 minutes
-  Deansgate Castlefield Metrolink
-  Deansgate Railway Station
-  500m  
9 minutes
-  Oxford Road Station
-  St Peter's Square Metrolink



# The Consented Scheme

The site has planning consent for a seven-storey development over ground and six upper levels to provide 59 self-contained bedrooms and a lounge, reception and ancillary accommodation.

The proposed scheme is for ten units per floor on the first to fifth floors and nine units on the sixth floor, which has two accessible units.

54 units will provide one double bedroom and 5 units will have two double bedrooms. Each apartment has a bathroom, lounge and kitchen.

Further information on the proposed scheme and planning can be found on the Manchester City Council Planning Portal under the application number **120113/FO/2018**.

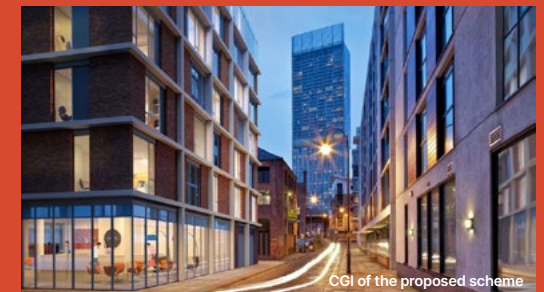
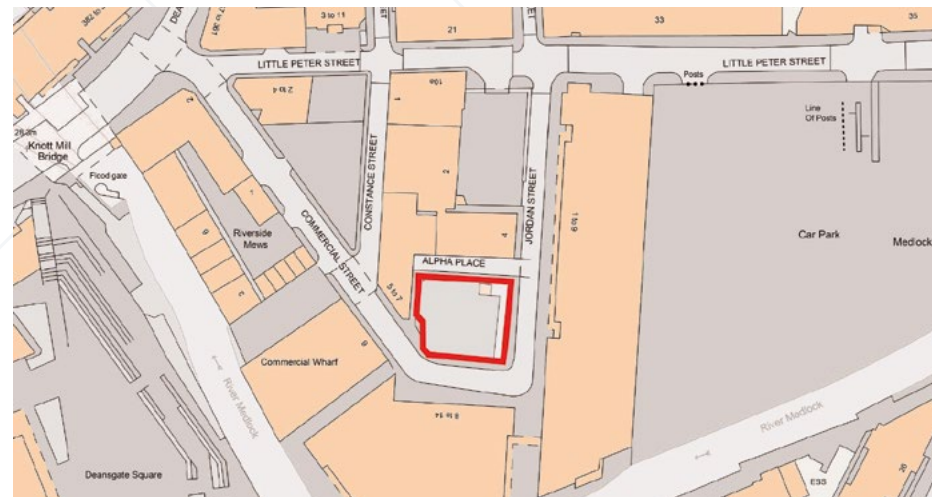
Floor	No of Apartments	GIA (m <sup>2</sup> )	GIA (ft <sup>2</sup> )
Basement	-	156.7	1,686
Ground	-	335.1	3,607
First	10	328.05	3,531
Second	10	328.05	3,531
Third	10	328.05	3,531
Fourth	10	328.05	3,531
Fifth	10	328.05	3,531
Sixth	9	332.75	3,581
<b>Total</b>	<b>59</b>	<b>2,464.80</b>	<b>26,529</b>



## Description

The site extends to approximately 0.10 acres (0.04 hectares). It is an island site, bordered by Jordan Street, Commercial Street and Alpha Place. The land is being sold with vacant possession.

Whilst the site has planning for an apart-hotel (Use Class C1), there is an opportunity for alternative uses such as residential, hotel, healthcare or offices, subject to the usual planning consents.



CGI of the proposed scheme



## Tenure\_

Freehold.

## Proposal\_

We are seeking offers for the Freehold interest subject to contract.

## VAT\_

The site is elected for VAT.

## Anti-money Laundering\_

In accordance with Anti-money Laundering regulations, source of funding and identification will be required from the successful bidder prior to instructing solicitors.

## Contacts\_

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**ONE**ALPHAPLACE

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