

# 118-122 Princess Street Manchester M1 7EN

O.I.R.O £600,000

A "FREEHOLD" Redevelopment site at 118-120 Princess Street, Manchester

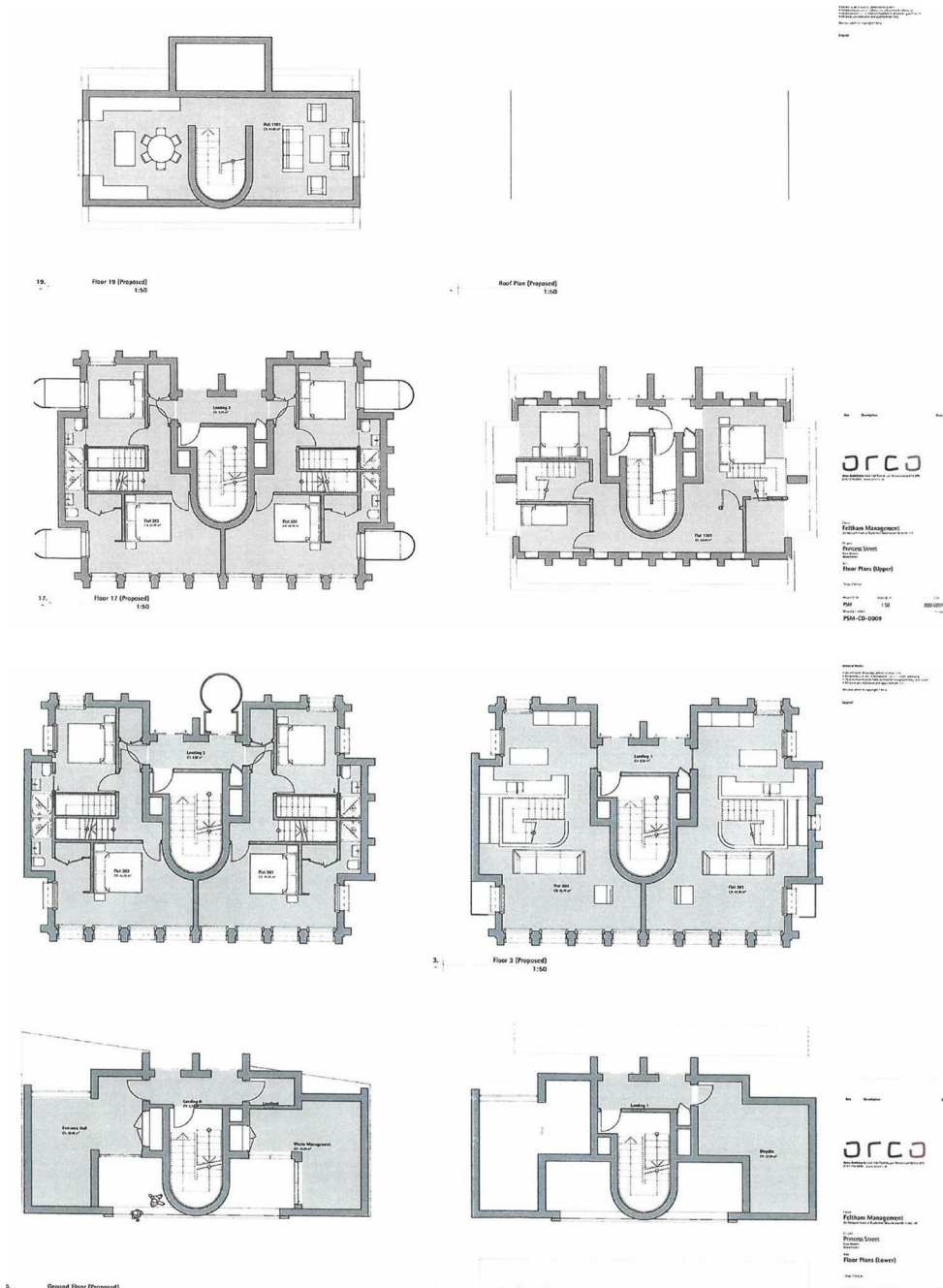
An exciting redevelopment project fronting onto Princess Street with the rear overlooking the River Medlock. The site is an excellent location and ideal for residential redevelopment. The designs drawn up are for a twenty two storey residential tower block which is situated between the former Factory Records headquarters and the Montana Apartments. Virtually opposite is the Ibis Hotel. To the rear over the River Medlock is the former BBC Site which include the Vita building.

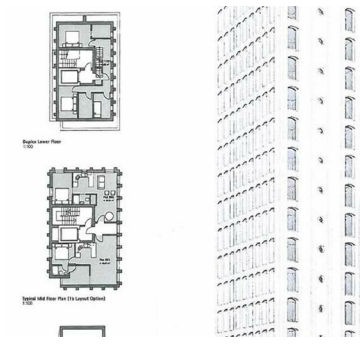
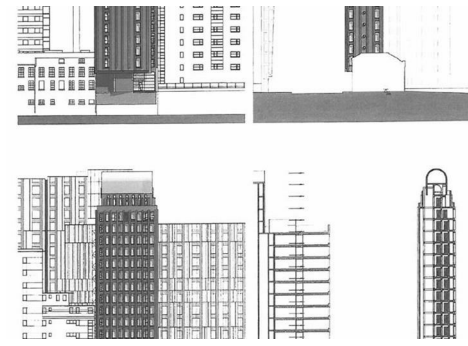
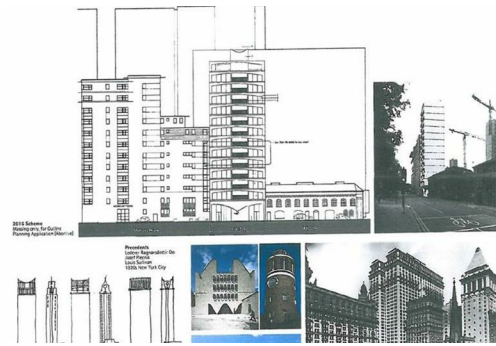
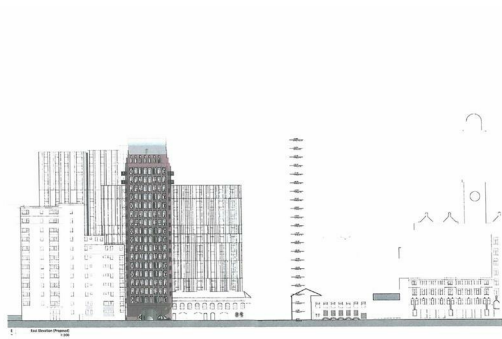
NB; Please take note that there are no "Right to Light" issues with the adjoining building.

It is without a doubt a great opportunity and we feel will generate a great deal of interest. Substantial offers are sought for the site in the region of £600,000.

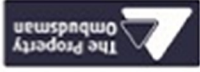
- Prime Location
- Development Potential
- Backing onto River Medlock
- Freehold Site

Tenure: Freehold  
Council Tax: Manchester





To view this property call Main & Main on 0161 437 1338



Company Registration No. S615498

Lettings (1<sup>st</sup> Floor) 198 Finney Lane + Heald Green + Stockport + SK8 3QA + Lettings + 0161 491 6666

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England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO2 emissions (92 plus) A	
Very environmentally friendly - lower CO2 emissions (81-91) B	
Very environmentally friendly - lower CO2 emissions (69-80) C	
Very environmentally friendly - lower CO2 emissions (55-68) D	
Very environmentally friendly - lower CO2 emissions (39-54) E	
Very environmentally friendly - lower CO2 emissions (21-38) F	
Very environmentally friendly - lower CO2 emissions (1-20) G	
Not environmentally friendly - higher CO2 emissions	
Current	Potential
Environmental Impact (CO <sub>2</sub> ) Rating	

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

Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

