

# Lot 43

Vacant

## 20 Lord Street and 30 Stocks Street, Manchester M4 4FP

Freehold Offices with Redevelopment Potential (Subject to Consents)



Image taken March 2011

## Tenancy and accommodation

Building No.	Floor	Floor Areas (Approx)		Possession
20 Lord Street	Ground	210.70 sq m	(2,268 sq ft)	VACANT
	First	210.70 sq m	(2,268 sq ft)	
30 Stocks Street	Ground	189.00 sq m	(2,035 sq ft)	VACANT
	First	189.00 sq m	(2,035 sq ft)	
	Second	189.00 sq m	(2,035 sq ft)	
	Kiosk	77.20 sq m	(830 sq ft)	
<b>Totals</b>		<b>988.56 sq m</b>	<b>(10,641 sq ft)</b>	

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### Key Details

- Residential redevelopment potential (subject to consents)
- Site approximately 0.09 hectares (0.21 acres) with a site coverage of approximately 65%
- Less than a mile north of the city centre and approximately 300 metres from Manchester Arena and Manchester Victoria Station

On behalf of LPA Receivers 

### Location

**Miles:** 900 metres north of Manchester city centre  
32 miles east of Liverpool  
**Roads:** A665, A56, A576, M60 (J19), M602 (J3)  
**Rail:** Manchester Victoria Station  
**Air:** Manchester Airport

### Situation

The property is situated in Manchester's Green Quarter, approximately 700 metres north of the city centre and approximately 300 metres north of Manchester Victoria Station and the Manchester Arena, in a predominantly commercial and industrial area that has seen recent dense high rise residential development. The property is located between Stocks Street and Stocks Street East at their junction with Lord Street, benefiting from significant frontage to the three roads.

### Description

The property comprises two substantial commercial buildings linked via a bridge. The site measures approximately 0.09 hectares (0.21 acres) with a site coverage of approximately 65%. Residential development potential (subject to consents).

### Tenure

Freehold.

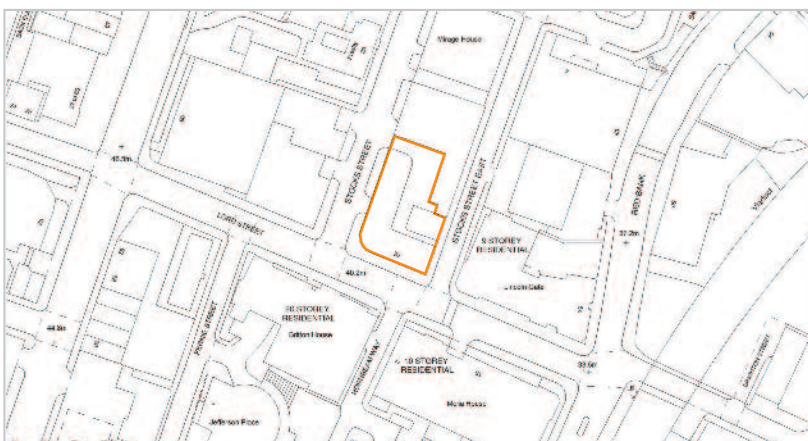
### Note

The property is being marketed for sale on behalf of LPA Receivers and therefore no warranties or guarantees in any respect, including VAT can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at [acuitus.co.uk](http://acuitus.co.uk)



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