

The image shows the interior of a large, industrial-style building. The walls are made of red brick, and the ceiling is made of wood. Several large, dark steel columns support the structure. The floor is concrete. There are windows on the right side, and the lighting is bright, suggesting a sunny day. The overall atmosphere is one of a well-preserved but empty industrial space.

FOR SALE

Exciting Development
Opportunity
c.10,000 SQ FT

Worsley Mill
BLANTYRE STREET. TRINITY WAY. M15 4LG.



**A unique warehouse
development opportunity in
Castlefield, an established
destination to live, work and play.**



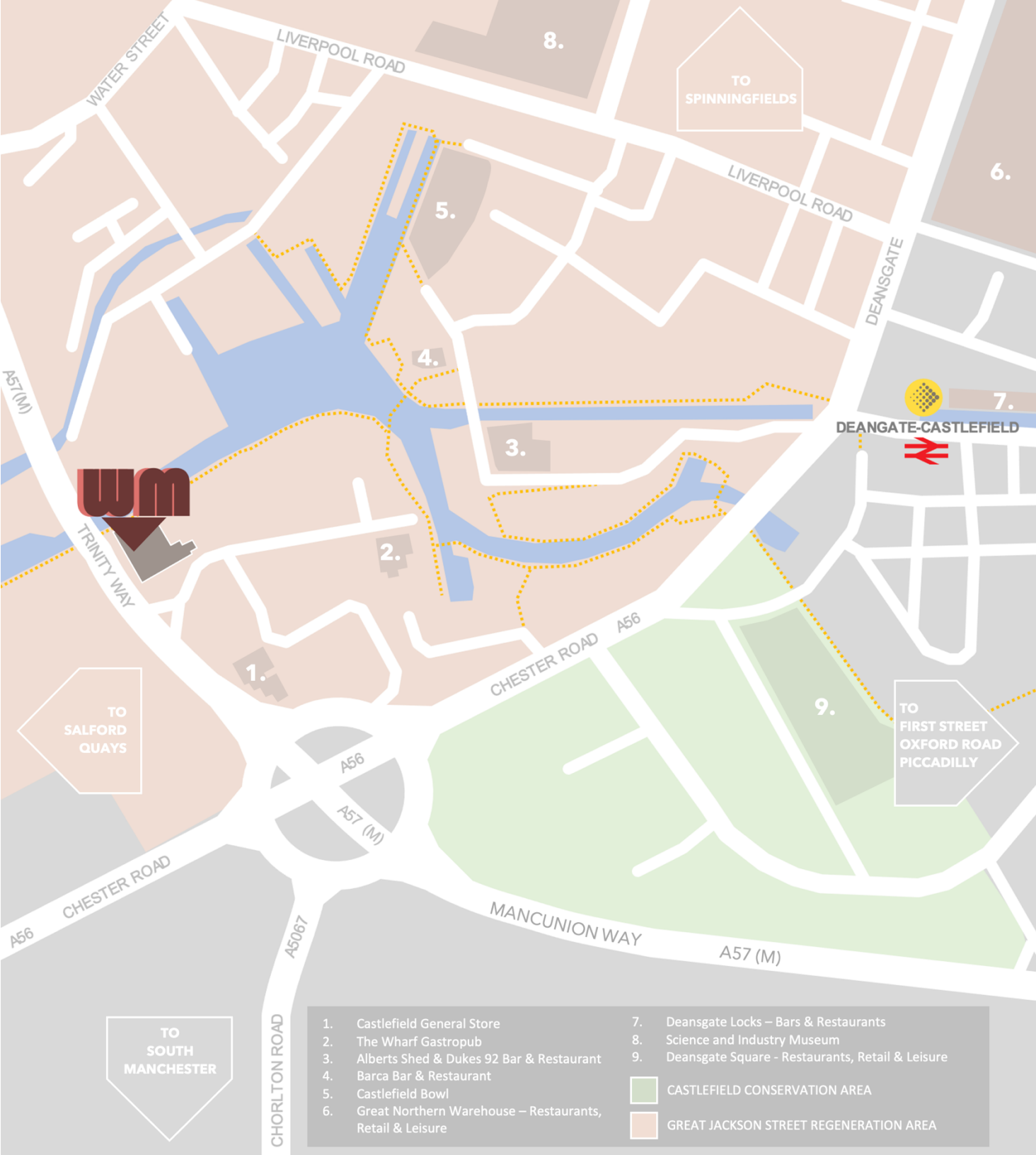
The building

A self-contained commercial unit at Worsley Mill, a former flour mill with residential apartments on the upper floors. The majority of the available space is at lower ground floor level, with stairs leading to the ground and first floors. At ground floor level there is a dedicated pedestrian entrance on to Trinity Way. The first-floor benefits from a glazed elevation leading to an external balcony. There is also an external terrace to the lower level fronting the canal.

This unique Grade II Listed property is overflowing with character, including original mill features and machinery.

The space is incredibly versatile and could lend itself to a variety of uses, subject to planning.





Location

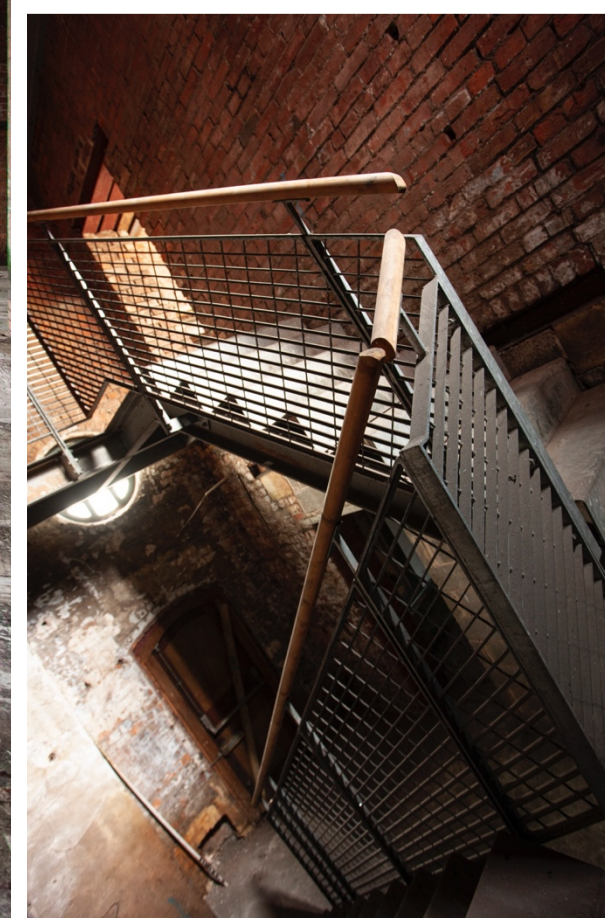
Located on the southern fringe of the city centre and within the Castlefield Conservation Area, the property is ideally situated fronting Trinity Way, allowing easy access straight on to Manchester's inner ring road. Castlefield benefits from a labyrinth of public footpaths, allowing quick access to other areas of the city centre. Deansgate Metrolink and Train Station is just an 8 minute walk from the property.

The majority of Worsley Mill and the other nearby buildings offer residential accommodation, resulting in a high-density population in this area of the city centre.

The adjacent Great Jacksons Street development has transformed the Manchester skyline. The site will provide over 6,300 new homes alongside an array of restaurants, bars and leisure outlets, many of which are now operating at Deansgate Square and complementing the more established Castlefield amenities.

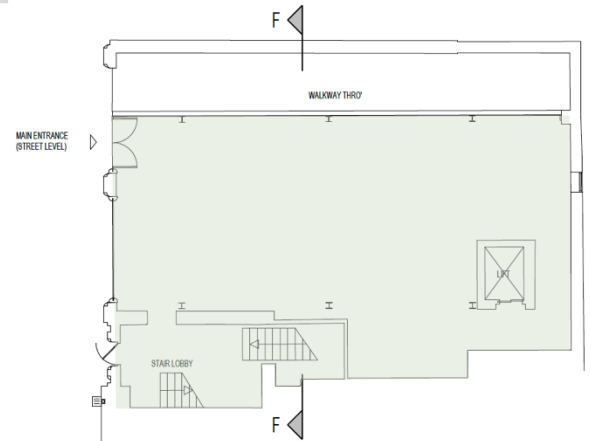
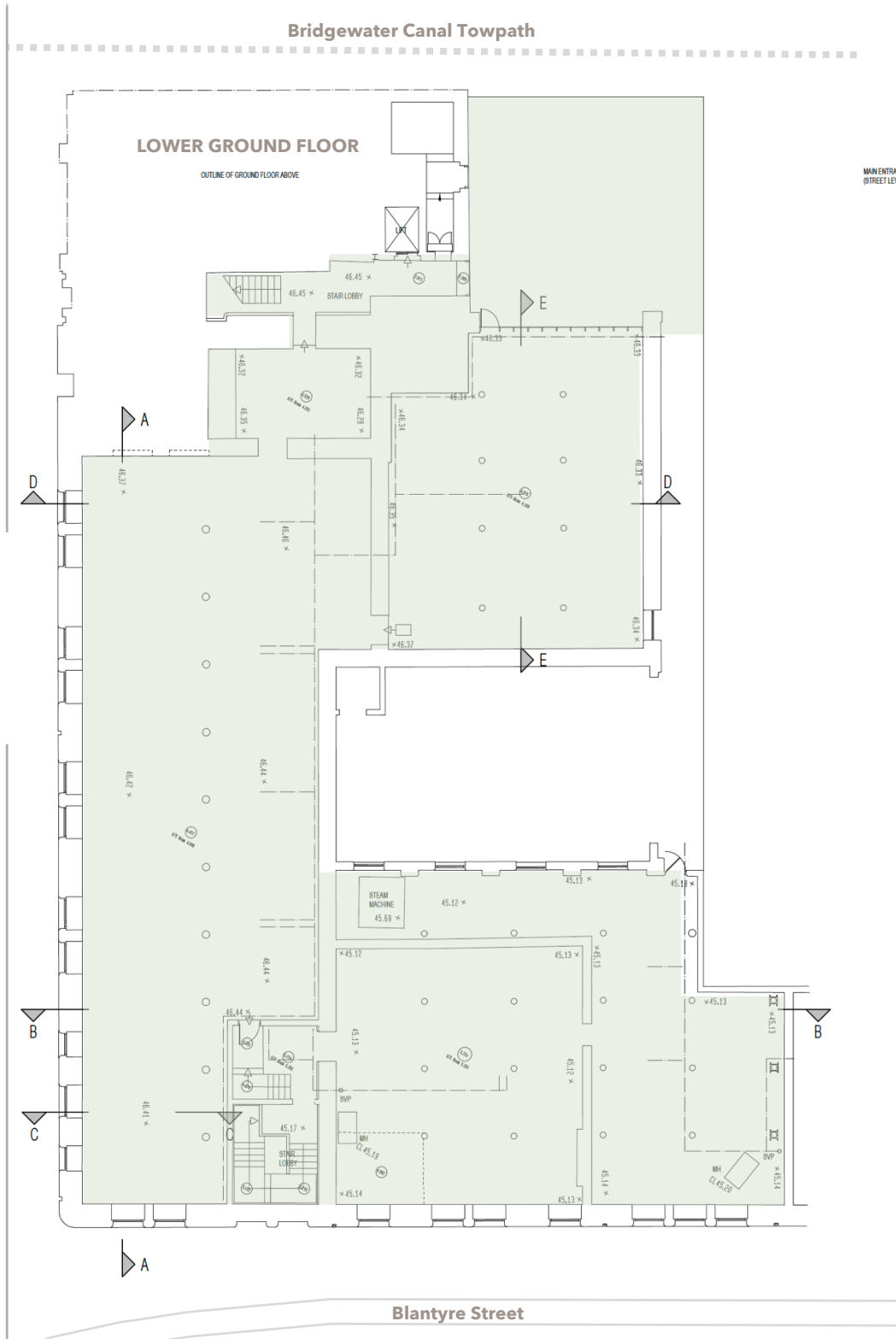


**New development sits
alongside historic
architecture providing a
truly eclectic and vibrant
neighbourhood.**

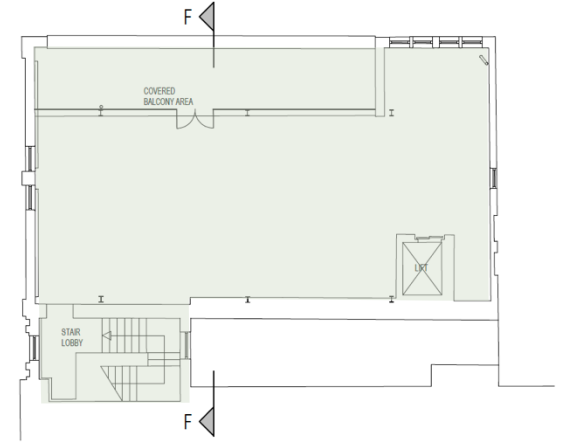





Trinity Way A57(M)



GROUND FLOOR



FIRST FLOOR

 **Approximate Demise** [not to scale, for indicative purposes only]





Proposal

Tenure

999 Long-leasehold from 9th March 2007.

Price

£1.2 million.

Estates Charge

Upon application.

VAT

The property is elected for VAT, therefore VAT will be payable on the purchase price.

Use Class

Use Class E. Suitable for a variety of uses, subject to planning. Residential conversion is prohibited under Title.

EPC

Available on request.

AML Regulations

In the event of a sale, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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