



markwarburton


CHARTERED SURVEYORS

ID 100-070

FOR SALE

CITY CENTRE STUDIO/WORKSHOP BUILDING
INVESTMENT OPPORTUNITY.

2,024 SQ. FT / 188 SQ. M

 Amp STUDIOS, LAMB COURT,
Rear 142 CHAPEL STREET, SALFORD, M3 6AF

PROPERTY LOCATION

Amp Studios sits just off Chapel Street along Lamb Court in a very well-established and eclectic part of Salford which is popular with both retail and commercial operators and with a leaning towards the professional, lifestyle and creative sector.

The property sits slightly back from the street line of Chapel Street. It is visible from Chapel Street as its wide façade follows the gentle left leaning curve of Lamb Court.



Amp STUDIOS, LAMB COURT

CHAPEL STREET

TRINITY WAY

SALFORD CENTRAL STATION



- Very well located on the busy Chapel Street corridor
- Opposite Salford Central Train Station and close to Salford Crescent
- Very rare freehold purchase opportunity in central Manchester
- Suit various uses (subject to consents)

Amp Studios is a traditional/older style workshop building of single storey brick construction with a solid concrete floor and a pitched roof supported on light steel trusses and surfaced in steel decking panels. The unit is to all intents and purposes open plan in layout with access afforded at the front through a pair of large metal doors (10ft 7ins high by 8ft wide) into the workshop which has a working height of 8ft 9ins.

Internally the unit provides an open plan work area with a tea station, partitioned office and a shower room/Wc.

There is also some mezzanine storage in the eaves above the offices. Externally loading access is along Lamb Court which can accommodate a small vehicle for such purposes. Lamb Court is unadopted.

The property is a very rare opportunity for continuation of existing use or possible change of use (subject to consents) and provides a longer-term investment/development opportunity.







SERVICES

We understand that mains 3 phase electricity, water, and drainage connections are available, and that the property has an intruder alarm installation. Further service details on application.

PRICE

Offers in excess of £275,000.

RATES

Rateable value of £7,000

ENERGY PERFORMANCE

Certificate available on request.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations prospective buyers will be required to provide source of funding and identification documents.

FLOOR AREA

The property extends to a gross internal floor area of 2,024 sq. ft made up as follows:

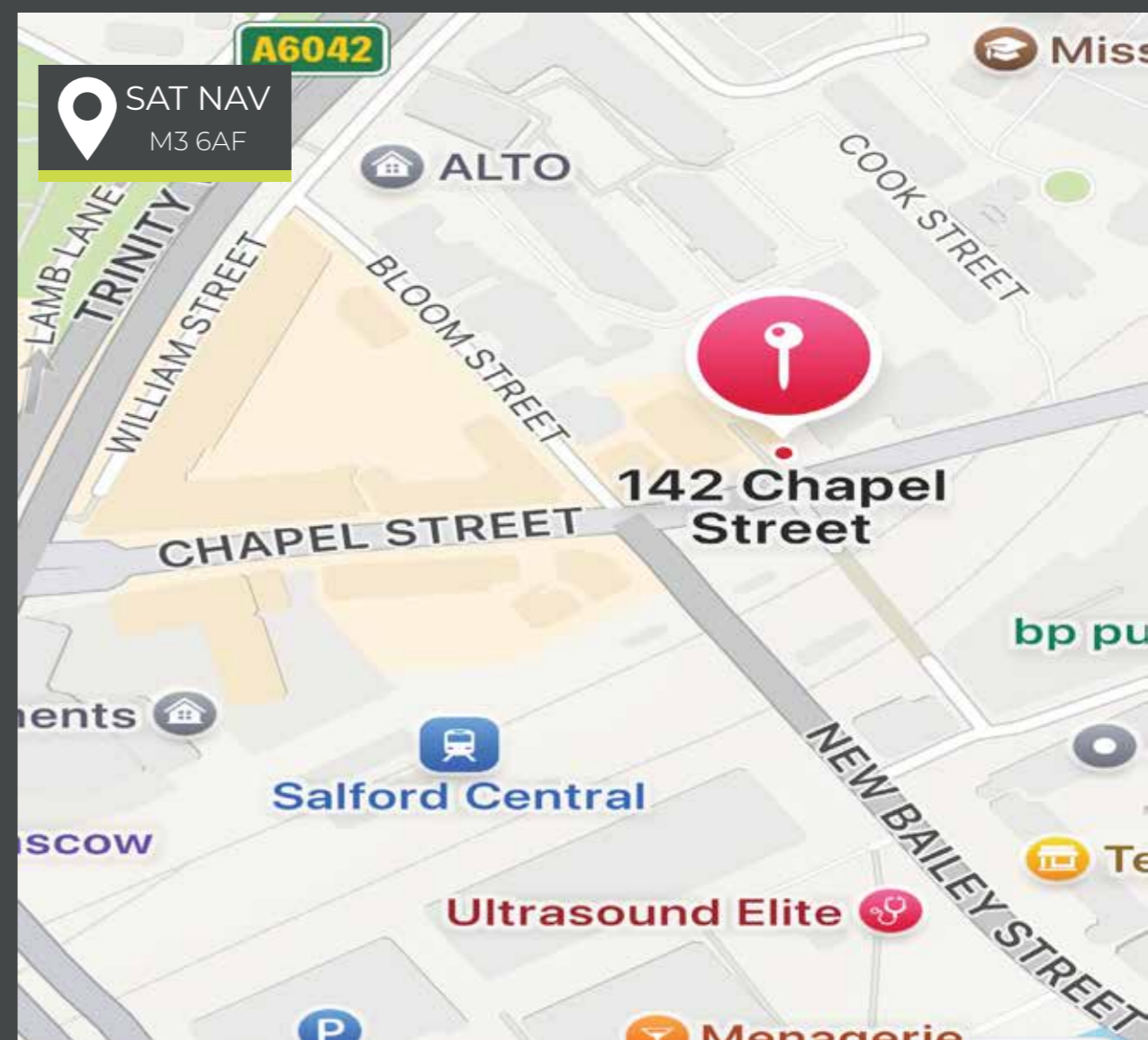
Footprint	1,830 sq. ft	170 sq. m
Mezzanine	194 sq. ft	18 sq. m
TOTAL	2,024 sq. ft	188 sq. m

VIEWING:

By prior appointment

Mark Warburton
Chartered Surveyors

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