



## For Sale

Redevelopment opportunity with strong residential and mixed-use potential (STP)

Denton Festival Hall, Peel Street, Denton, M34 7RF

**SW**

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## Key points

- ▶ Prime town centre redevelopment opportunity (STP) on a 0.49 acre site.
- ▶ 19,596 sq ft prominent former civic building suitable for residential led or mixed use schemes.
- ▶ Excellent connectivity via M60/M67, approximately 6 miles from Manchester City Centre.
- ▶ Located close to Crownpoint Shopping Park, local amenities and a wellness leisure centre.
- ▶ Expressions of Interest invited from developers, investors and occupiers.
- ▶ Local Authority disposal with potential to integrate a community anchor use.

## Location

Denton Festival Hall occupies a prominent position within Denton Town Centre, fronting Peel Street and situated immediately adjacent to the M67 motorway, providing excellent connectivity across Greater Manchester and beyond.

The property benefits from direct access to the M60 motorway, linking efficiently to Manchester City Centre (approximately 6 miles to the west), as well as the wider regional motorway network.

The surrounding area comprises a well-established mix of retail, leisure and residential uses, supporting strong occupier demand.



## Description

Denton Festival Hall comprises a prominent and characterful former civic building, originating as a late 19th century library with a mid-20th century extension.

The property is of traditional brick construction, arranged over basement, ground and first floor levels, extending to approximately 19,596 sq ft on a 0.49 acre site.

Internally, the building provides a mix of large open-span hall space and cellular accommodation, with generous ceiling heights and flexible floorplates, offering strong potential for reconfiguration or conversion.

Formerly used as a community venue, library and NHS offices, the property is now vacant, providing a clear opportunity for refurbishment, conversion or redevelopment (STP). The scale, layout, central location and heritage character make it well suited to residential-led or mixed-use schemes.





## Development Opportunity

The property offers a flexible redevelopment opportunity with potential for:

- Residential conversion or redevelopment (apartments / townhouses)
- Mixed-use schemes incorporating residential, commercial or community space
- Leisure, health or community-focused uses

## Retained Area

The Vendor will retain an interest in the ground floor of the hall to provide community uses for Denton Town Centre. The area proposed to be retained is identified on the below plan outlined in blue (ground floor area only). The plan is contained in the Data Room within the Development Brief within Appendix A. Interested parties must accommodate this within their proposals.

## Accommodation

Description	Approx Gross Internal Floor Area	
	Sq M	Sq Ft
Ground Floor	1,162.01	12,508
First Floor	658.46	7,088
<b>Total</b>	<b>1,820.47</b>	<b>19,596</b>

## Destination Denton

In November 2023, Tameside MBC's Destination Denton project was awarded £16.5m from round three of the UK Government's Levelling Up Fund.

Destination Denton focusses primarily on improvements to the public realm in Denton town centre, supported by investments in Denton Town Hall and, Denton Festival Hall.

Tameside MBC is progressing early-stage interventions in Denton Festival Hall to support the future redevelopment of the building. It is anticipated that these enabling works will include but are not limited to internal strip out of existing finishes, services and fittings, structural alterations as required to facilitate future residential use, improvements to the retained community accommodation, and making the building safe and weather tight.

For more information on the investment being made in Denton town centre, please visit [www.tameside.gov.uk/destinationdenton](http://www.tameside.gov.uk/destinationdenton).

## Price

Proposals are invited for the property.

Please note that the Vendor reserves the right not to accept the highest or any offer received.

## EPC

Part assessed as EPC D (96)

## Tenure

The property comprises Freehold Land Registry Title Number MAN40742 and Long Leasehold Title Number MAN40879.

## Sale Process

Interested parties should provide their proposals to Sanderson Weatherall, including:

- Proposed use and development concept
- scaled development plans
- Financial offer and funding position

The Vendor will determine, which if any offers are taken further. The Vendor will require any successful offeror to provide evidence of financial positions for both the purchase and restoration/conversion/repurposing of the building along with likely acceptability of the proposal by the planning authority.

## Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

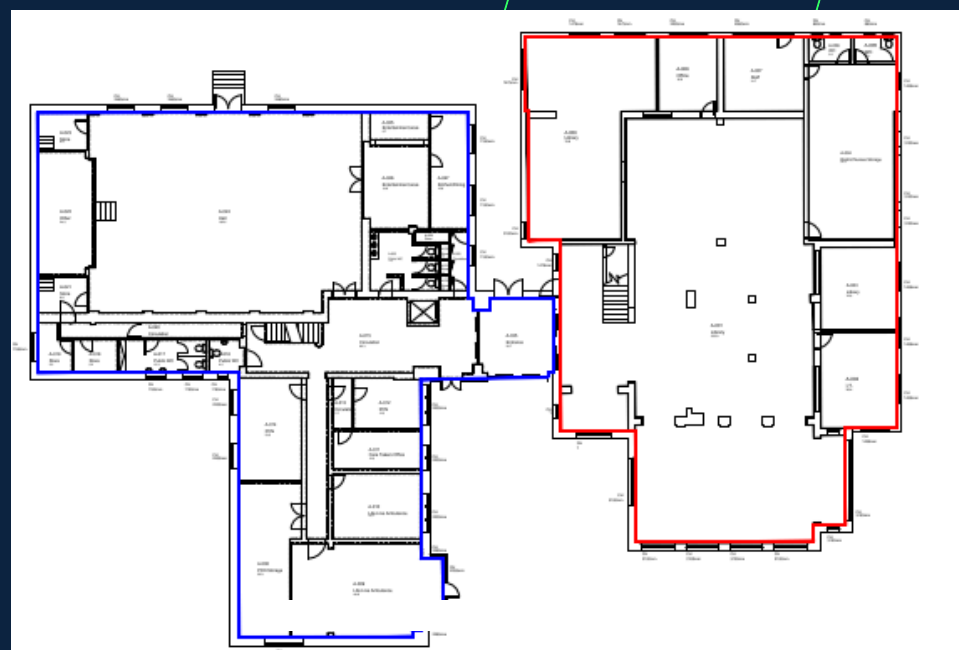
## VAT & Legal Costs

VAT will be payable at the prevailing rate (if applicable).

The purchaser is to cover the Vendors reasonable legal costs.

## Vendor's Costs

The purchaser is to contribute towards the Vendors costs for a sum equal to 3% of the price offered, subject to a minimum of £4,500 plus VAT. This is payable on completion in addition to the agreed purchase price.





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## Viewings

For further information or to  
arrange a viewing please  
contact the sole letting agents:

▶ **Katie Waring**  
07793 315 664  
Katie.Waring@sw.co.uk

▶ **Daniel Lever**  
07395 886 267  
Daniel.Lever@sw.co.uk



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