

# DEVELOPMENT SITE FOR SALE

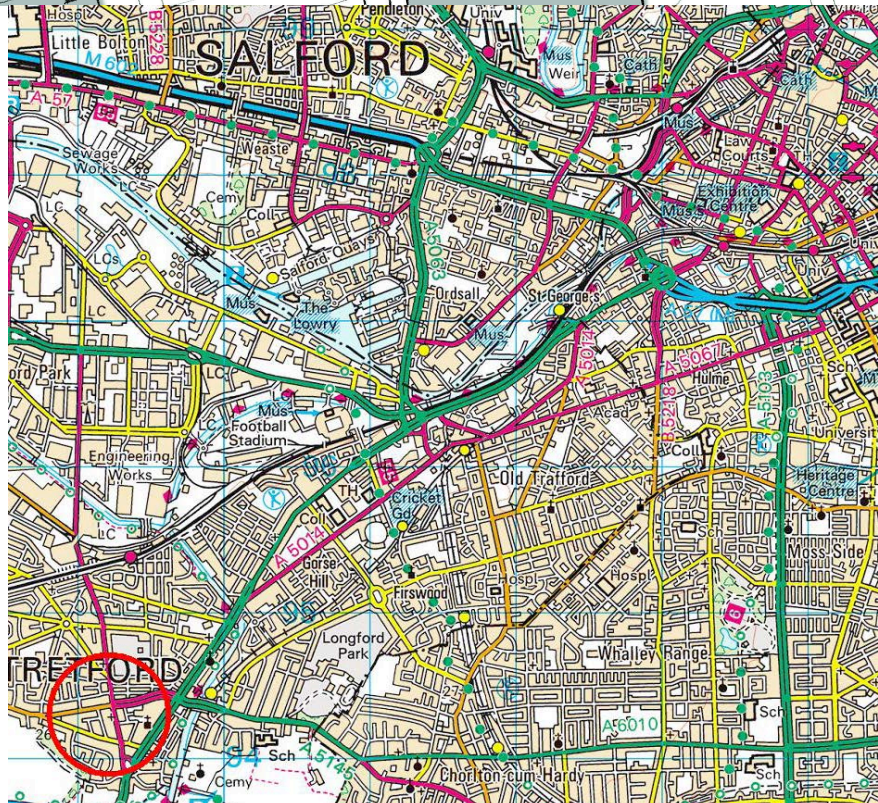
Suitable for Hotel, Restaurant, Drive-Thru, Residential, Retail or Office Development

THE ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD, MANCHESTER M32 9AF



## Highlights

- Development site in Greater Manchester
- Suitable for Hotel, Restaurant, Drive-Thru, Residential, Retail or Office Development
- Former Pub/Hotel with existing A4 consent
- Large site of c. 0.724 acres providing c. 58 car parking spaces
- Offered with vacant possession free of tie
- Freehold
- **Offers in excess of £1,150,000**





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### Location

Stretford is a town in Trafford, Greater Manchester approximately 3.8 miles southwest of Manchester City Centre. The town borders Chorlton to the east, Urmston to the west, Salford to the north and Sale to the south.

The town is a densely populated urban environment, with a population of 46,910 (the wider Trafford area has a population of c. 226,578). The town's residents benefit from proximity to the prime industrial estate in the Greater Manchester area, Trafford Park. The estate is home to more than 1,400 companies and employs c. 44,000 people, many of which live in Trafford metropolitan borough.

Stretford is exceptionally well connected to rail, road and air transport networks. The Stretford Metrolink Station provides access to and from Manchester City Centre approximately every 6 minutes and Trafford Park train station provides regular direct trains to Manchester and Liverpool.

The town has good access to the motorway network, with junction 9 of the M60 lying just to the north of the town centre, and the A56 giving easy access from the south of the town. Manchester Airport, the busiest in the UK outside of London, is approximately 9 miles south of the town centre.

### EPC

The property has an EPC rating D-97. A copy of the EPC is available upon request.

### VAT

VAT will be payable on the purchase price.

### Description

The property comprises a two storey Edwardian public house of ornate brick and masonry construction with porch entrances and recessed stone framed sache windows, under three separately pitched slate roofs. The property has been extended several times since its original construction.

There is a large tarmacadam surface car park to the rear of the property, with spaces for approximately 58 vehicles. There is also a large outdoor eating area to the rear, and a smaller such area to the front of the property.

The property occupies a total site area of approximately 0.724 acres.

### Development Potential

The property offers excellent scope for future development for a wide variety of uses including residential, retail and office (STP).

### Tenure

Freehold

### Tenancy

The property is offered with vacant possession and free of tie.

### Anti-Money Laundering Regulations

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

### Proposal

We are seeking offers in excess of **£1,150,000**.

### For more information, please contact:

Mark Powell

Tel: 07825 077724

Email: [mp@christopherdee.co.uk](mailto:mp@christopherdee.co.uk)

Daniel Campbell

Tel: 07741 593968

Email: [dc@christopherdee.co.uk](mailto:dc@christopherdee.co.uk)

Christopher Dee

40 Peter Street

Manchester

M2 5GP