

**SALFORD**

**Unit 12 Spectrum  
Blackfriars Road  
M3 7EF**

SALFORD INVESTMENT OPPORTUNITY  
BENEFITTING FROM VACANT POSSESSION

The property is available to let by separate negotiation.

**FMX.**  
Urban Property Advisers

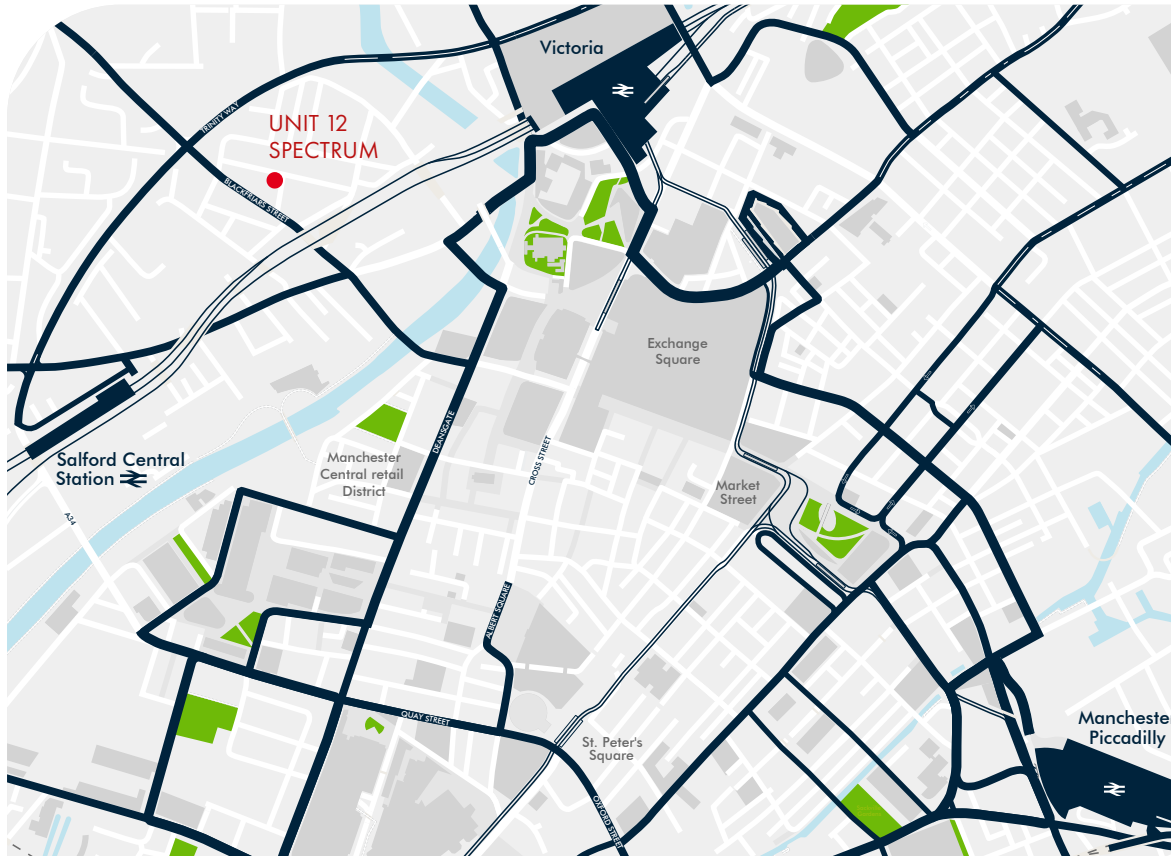


## Investment Summary

- Salford is a rapidly growing cathedral city in the metropolitan county of Greater Manchester.
- The city's close proximity to Manchester allows for access to greater infrastructure.
- Salford is set to see £3bn worth of growth over the next two decades with the creation of 40,000 new jobs anticipated by 2040.
- The property comprises a substantial commercial unit arranged over ground and mezzanine floors.
- The property benefits from vacant possession.
- Long leasehold.



We have been instructed to seek offers in excess of **£550,000** (Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT. A purchase at this level reflects a capital value of £133psf.






## Location

Salford is a historic city within the metropolitan county of Greater Manchester. The city borders Manchester and is often referred to as Manchester's 'sister city'.

-  Salford benefits from a strong road infrastructure with the M60 orbital motorway connecting to the M62 providing a direct route to Liverpool and Leeds. The M60 also connects with the M6 providing access to Birmingham and London to the south and Glasgow to the north.
-  Salford Central Station opened in 1838, serving as the primary station in Salford and is located in close proximity to the subject property. The station is currently undergoing a £7.30m renovation, which is anticipated to be complete by July 2023.

Salford's close proximity to Manchester allows for easy access to Manchester Piccadilly and Manchester Victoria stations. The stations provide frequent and direct services to London Euston (2 hours 5 minutes), Leeds (1 hour 4 minutes) and Liverpool (39 minutes).

All stations within central Salford and Manchester are linked by a free shuttle bus.

-  Manchester Airport is the third largest airport in the UK providing in excess of 200 direct flights to multiple worldwide destinations. The airport is midway through a £1 bn transformation programme, which will see its capacity increase by 150%, exemplifying Manchester's 'Northern Powerhouse' status.





## Demographics

Salford's population size has increased by 15.4%, from around 233,900 in 2011 to 269,900 in 2021. This was the fourth largest percentage increase nationally and significantly greater than the national average growth of 6.6%. (Source: ONS)

Salford University is home to in excess of 25,000 students supported by over 2,500 staff members. (Source: Salford University)

Major employers in the city include:



## Invest in Salford

Over the next two decades Salford is forecast to experience 46% or £3bn of growth - the fastest percentage growth in Greater Manchester. Employment within the city is anticipated to increase by 16%, with 40,000 new jobs by 2040. (Source: Salford City Council)

MediaCityUK is a 200-acre mixed-used development at Salford Quays and is home to a variety of world renowned corporations such as the BBC, ITV, Kellogg Group and World Netball. The development is one of Greater Manchester's main economic drivers generating £1.4bn gross value added per annum.

Port Salford is a £138m development and is set to become the UK's first inland tri-modal port facility. The port will facilitate up to five million sq ft of logistical floor space and is expected to create 10,000 jobs once fully operational.





## Situation

The property occupies a prominent corner position on the northern side of Blackfriars Road. The property sits within the Spectrum Development which is bounded by Blackfriars Road, Viaduct Street, King Street and Queen Street.

### COLLIERS YARD

The property is situated adjacent to the Renaker Colliers Yard Development which comprises a landmark mixed-use development featuring modern residential, retail, and commercial spaces, strategically located with excellent connectivity to Manchester city centre. The development aims to create a vibrant urban community with state-of-the-art design, sustainable practices, and ample amenities, including green spaces and leisure facilities. The development promises significant economic benefits, job creation, and increased footfall, enhancing the attractiveness of adjacent commercial properties. It is anticipated that the development will be completed in Q1 2025.



## Description

The property comprises the part ground and mezzanine floors of a 15 storey residential development. The remaining parts of the development comprise residential accommodation and a designated car park found in the remaining ground floor space.

The property benefits from two designated parking spaces located in the developments underground car park.



## Accommodation

The property comprises the following approximate net internal areas (NIA).

	Area (sq ft)	Area (sq m)
Ground Floor	3,466	322
Mezzanine	721	67
<b>Total</b>	<b>4,187</b>	<b>389</b>

## Tenure

The property is held on a long leasehold basis for a term of 250 years from 1st July 2006 at a current rental of £1,450 per annum.

The lease is subject to five yearly reviews.





## EPC

The property has an EPC rating of B-44. A copy of the energy performance certificate is available upon request.

## VAT

The property has been elected for VAT purposes. It is anticipated that the sale will be structured as a transfer of a going concern (TOGC).

## Anti-Money Laundering

In order to comply with anti-money legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.





## Proposal

We have been instructed to seek offers in excess of **£550,000** (Five Hundred and Fifty Thousand Pounds) subject to contract and exclusive of VAT.

## Further Information

**Patrick Kilvington**  
020 3130 4650  
07860 625 512  
[patrickkilvington@fmx.co.uk](mailto:patrickkilvington@fmx.co.uk)

**Oliver Smart**  
020 3130 4650  
07818 402 754  
[oliversmart@fmx.co.uk](mailto:oliversmart@fmx.co.uk)