



markwarburton
CHARTERED SURVEYORS

FOR SALE

PROPERTY ID: 100-070



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 DESCRIPTION

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.

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.

Please refer to below Location Map with marker.



PROPERTY PHOTOS



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.

ENERGY PERFORMANCE

Available on request.

RATES

Rateable Value of £7,000.

PRICE

Offers in excess of £275,000.

ANTI MONEY LAUNDERING

Under Anti Money Laundering Regulations two forms of identification and confirmation of the source of funds will be required from any intending purchaser.

VIEWING

By prior appointment with the Sole Agents:

Mark Warburton Chartered Surveyors
T: 0776 997 0244.
E: mark@mwproperty.co.uk



FLOOR AREAS

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

Area	SQ. FT	SQ. M
Footprint	1,830	170
Mezzanine	194	18
Total	2,024	188

SUMMARY:

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)



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