

**B**  
WIGNALL  
BROWNLOW

CHARTERED SURVEYORS

# FOR SALE

**FREEHOLD BANK PREMISES  
WITH POTENTIAL FOR  
ALTERNATIVE COMMERCIAL/RESIDENTIAL USES**



**OLD BANK BUILDING  
6 GREAT CLOWES STREET  
LOWER BROUGHTON  
SALFORD M7 1RE**

334 Deansgate, Manchester M3 4LY  
[www.wignallbrownlow.co.uk](http://www.wignallbrownlow.co.uk)

0161 839 6409

## Situation and Description

The property is situated on the east side of Great Clowes Street (A5066), opposite the junction with Lower Broughton Road in the Lower Broughton district of Salford.

The property is adjacent to the River Irwell and opposite Mocha Parade and also adjacent to Oasis Aquarium and the former Victoria Theatre.

Manchester City Centre is approximately 1/2 mile to the south.

The property comprises a former purpose built banking hall with ancillary offices, living accommodation and on site car parking, of three storey stone and brick construction incorporating PVCu windows, beneath pitched and hipped slate covered roofs.

Internally, the fit out is typical of a suburban bank, with a counter area, walk in safe, offices and ancillary. The finishes are traditional with plastered and papered walls and ceilings, carpeted and laminate flooring, electric wall mounted heating and strip lighting. Cat 2 lighting units have been installed to some of the ground floor office areas.

## Accommodation

Description	sq m	sq ft
<b>Lower Ground Floor</b>		
Meeting Room	232	21.55
Storage & Ancillary	653	60.66
<b>Ground Floor</b>		
Main Banking Hall	495	45.99
Meeting Rooms	241	22.39
Offices & Walk In Safe	371	34.47
<b>First Floor</b>		
Offices & Canteen	476	44.22
<b>First &amp; Second Floor Rear</b>		
Former Flat comprising 3 rooms, kitchen, bathroom & storage	829	77.01
<b>TOTAL</b>	<b>3,297</b>	<b>306.29</b>



## Rating

We understand from enquiries of the Local Authority that the property is assessed as "Bank & Premises" at a Rateable Value of £14,750.

The current Uniform Business Rate for 2013/2014 is 47.1p.

## Town Planning

The property has planning consent for the existing use.

Regarding alternative use, interested parties should make enquiries of Salford City Council at [www.salford.gov.uk](http://www.salford.gov.uk).

## Tenure

Freehold.

## Terms

Offers in excess of £200,000 are invited for the freehold interest.

## VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

## Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to [jdb@wignallbrownlow.co.uk](mailto:jdb@wignallbrownlow.co.uk).

**SUBJECT TO CONTRACT**  
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