



GLOBE HOUSE

MANCHESTER

28 LUXURY APARTMENTS







HIGH QUALITY RESIDENTIAL INVESTMENT

GLOBE HOUSE, 30 SOUTHALL STREET, MANCHESTER, M3 1LP

FOR SALE

- High quality character conversion
- Exciting and fast improving location of redevelopment
- Fully let investment
- On site gym
- Spa with infinity pool, and sauna
- 28 Luxury Apartments with potential for a further studio apartment (subject to planning approval which was previously granted)
- 16 secure car parking spaces
- Fully addressable fire alarm system
- Fully let from day one - proven investment. No students, clients include doctors, lawyers and pilots and other working professionals
- The property is owned by way of a limited company. The option to purchase the company may be considered



TENANCY SCHEDULE

There is a current gross income of £410,310 per annum from 28 apartments. A copy of the tenancy schedule is available on request. There is the potential to increase the income with planning previously granted for a further 2 apartments and the option of a new commercial letting of the spa.

The website is www.globehousemanchester.com and the google reviews confirms the letting credibility.

PURCHASE PRICE

Offers in excess of £5.250m. This represents a gross yield of 7.8% GIY.

TENURE

The property is held freehold under title no GM630270.

VAT

We are informed that VAT is not applicable.



HISTORY

Built between 1870 and 1872, Globe House is a true testament and legacy of Manchester's success and prosperity during the Victorian era. The Industrial Revolution ushered numerous improvements to the manufacturing processes in England and with this the factories and warehouses around Manchester grew in number.

Originally kite-shaped, Globe House was a self-contained compact factory built by Richmond and Chandler, the world renowned agricultural machinery innovators and manufacturers. Built in true Victorian style with a combination of brightly coloured red brick and elegant golden sandstone, Globe House exhibits some of the most typical features of Victorian architecture. The asymmetrical office frontage still bears the initials of its original founders in exquisite, detailed masonry above the door - 'R&C'.

Some 200 years ago the area in which Globe House is located was home to Strangeways Hall (later demolished) and the De Strangeways family from whom this part of town derives its name. During this time, Strangeways area was considered a desirable location for Manchester's wealthier residents. Today, it is home to Strangeways prison which was built on the site of the ponds which enriched the grounds of the former Hall. Easily recognised by its Gothic-revival ventilation tower, Strangeways prison with its high security measures makes this area one of the safest in Manchester.

Following a brief period in the 80's when Globe House was converted into offices, it was left vacant awaiting rediscovery by its current owners. Having come across this hidden gem, the current owner decided to restore some of the property's former glory and put a stamp of our modern times by turning it into 28 truly remarkable and unique residential properties.



LOCATION

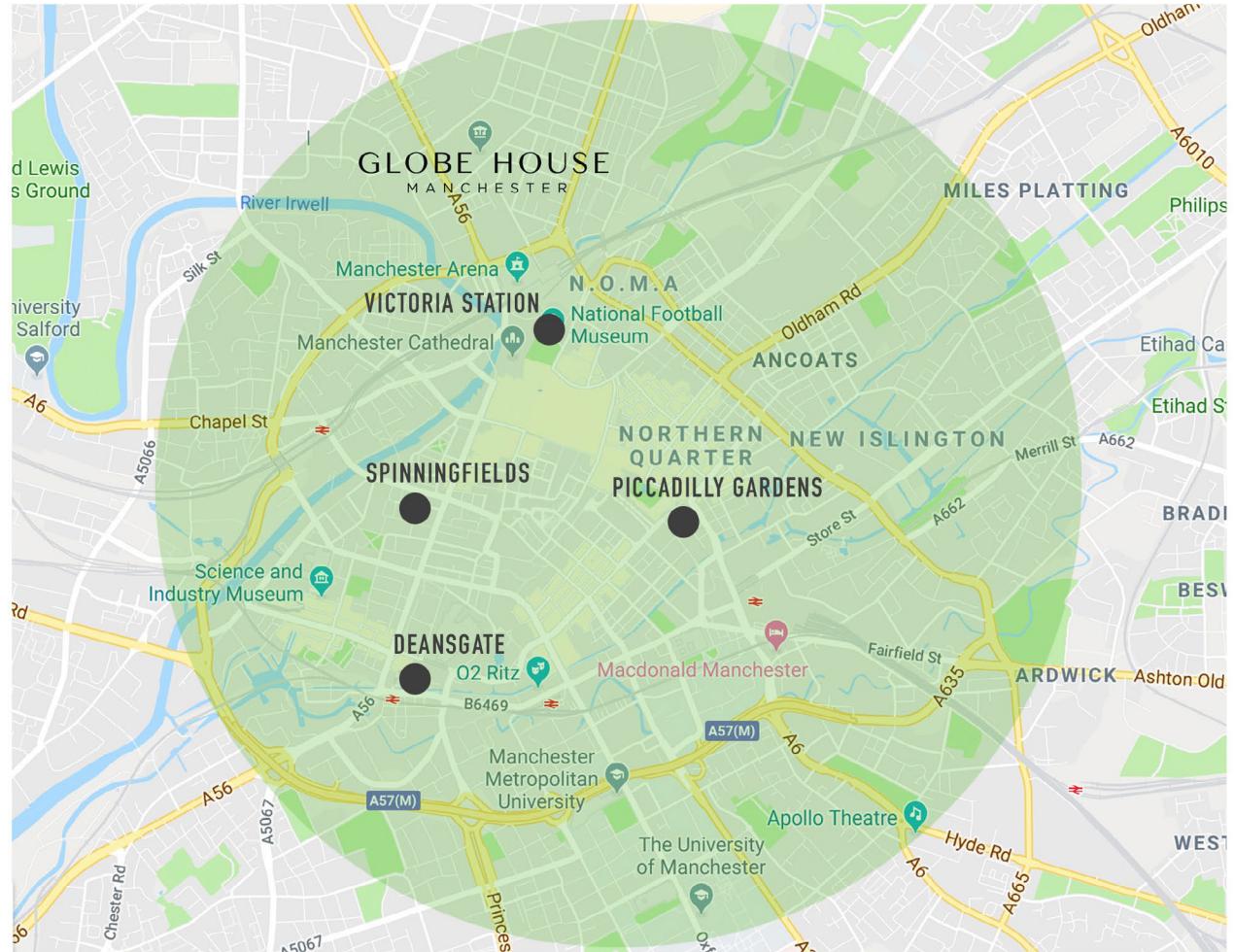
Globe House is situated on Southall St on the periphery of Manchester City Centre in the area of Strangeways which is an exciting, up and coming area of redevelopment.

Recent developments in the immediate area include the opening of a new £93m campus for Manchester College on the site of the old Boddington's Brewery and a Travel Lodge Hotel. Developer Salboy have also recently bought the remainder of the former Boddingtons brewery site and intends to deliver a large scale development starting as early as 2023.

The development has a GDV of £195m being mixed-use split across five buildings, including a 26-storey tower, all of which will comprise 556 new homes for sale and rent, 31,000 sq ft of commercial and retail space, and residents' amenities that include rooftop terraces and landscaped gardens.

The property is well situated for easy access to all city centre amenities and transport links. Manchester Victoria Train station including Metrolink services is within 500m. Notable attractions and well known retailers on this side of the city centre include Selfridges and Harvey Nichols, The Printworks (Leisure and eateries/-bars) and Corn Exchange (Restaurant complex).

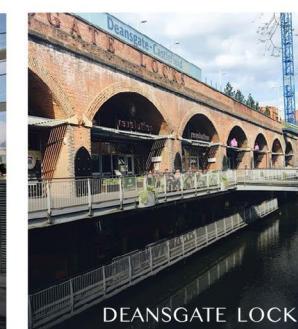
Manchester AO Arena, The National Football Museum and Manchester Cathedral are also all within close proximity.



PICCADILLY GARDENS



VICTORIA STATION



DEANSGATE LOCKS



SPINNINGFIELDS

DESCRIPTION

Globe House comprises an attractive period property originally built around 1870 and converted to 28 high end characterful apartments there is a mix of mainly 1 and 2 beds but also includes studios and 3/4 bed apartments. The accommodation is situated over 5 floors together with secure basement car parking for 9 cars and a further secure outdoor gated car park for another 7 cars. There is a small on site gym for sole use of the residents. The site also benefits from planning permission which allows the spa to be opened to the general public.



FAST DEVELOPING
AREA OF THE CITY



CENTRAL
LOCATION



FULLY LET
INVESTMENT



FREEHOLD
AVAILABLE



VIBRANT AND
FASHIONABLE
LOCATION



AMAZING
TRANSPORT
LINKS



SPECIFICATION

Kitchen and bathrooms

Oak or stone worktops.

High quality integrated appliances to include
fridge freezer, dishwasher and washer dryers.

Under counter oven with grill and induction hobs.

Painted finished kitchens with bespoke stainless steel
handles.

The Kitchen and bathrooms have ceramic floor
and wall tiles.

Ceiling mounted rain shower to bathrooms.

Environment and Energy Saving

The building is fully double glazed and insulated to
modern standards with electric heating including
electric radiators with a high level of sound proofing
between floors and apartments.

Mechanical ventilation to bathrooms and kitchens.

Accessibility

The building is fully accessible. Level access is
provided by a 8 person passenger lift to all floors.





Security

The development will achieve Secure by Design Accreditation.

HD resolution CCTV in all communal areas, gymnasium and in underground car park.

Tv, Sky, DAB and BT connections to all apartments.

Store

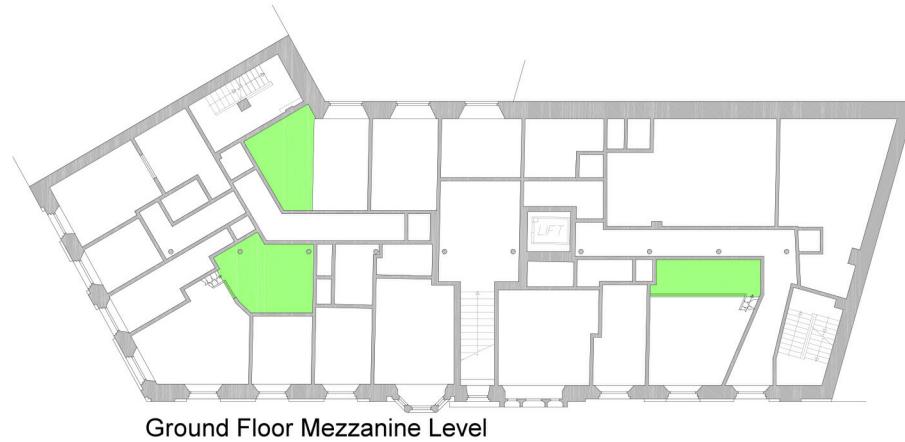
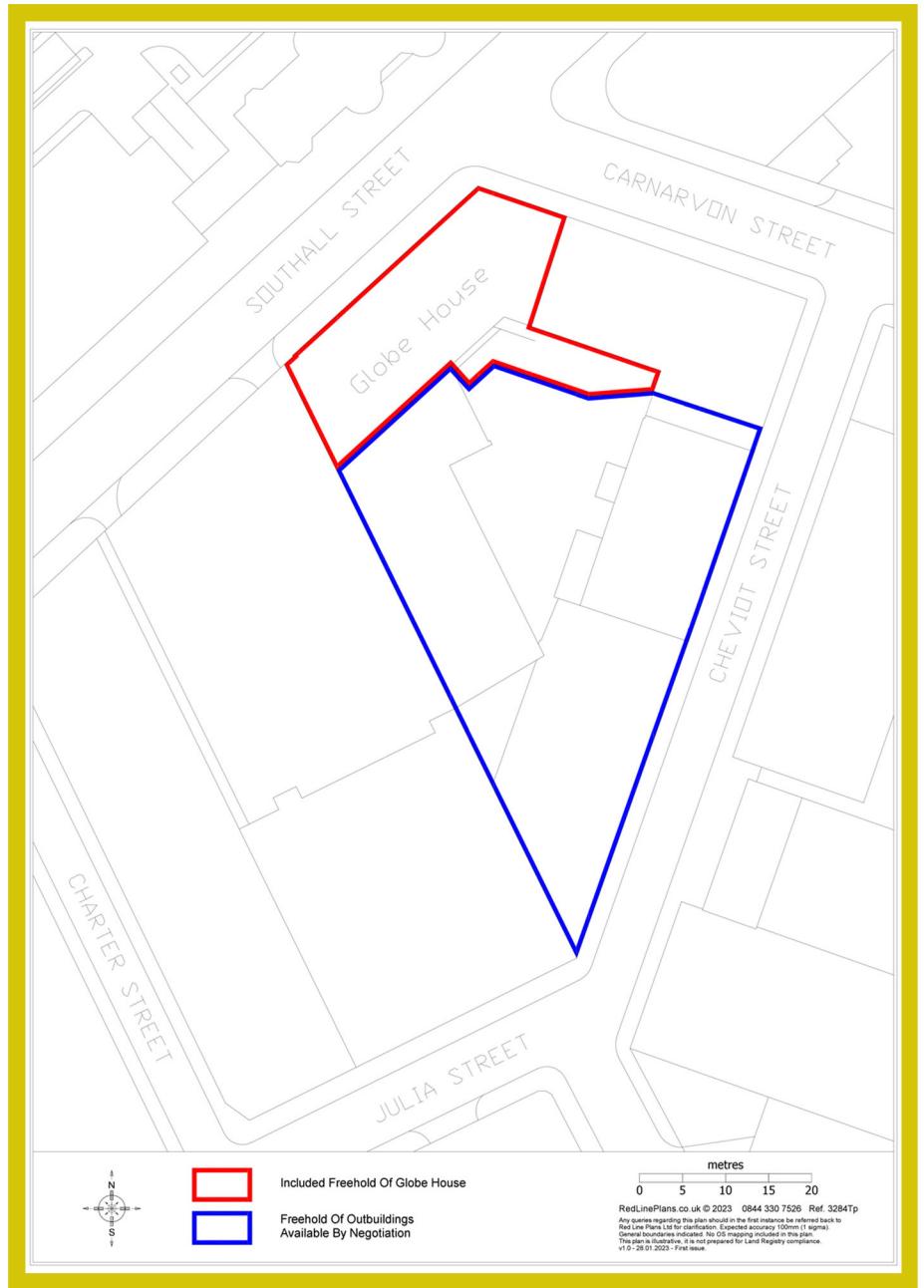
There is a secure, communal refuse store which will have segregated containers for collection.

The development benefits from secure underground car parking accessed using a fob entry system.

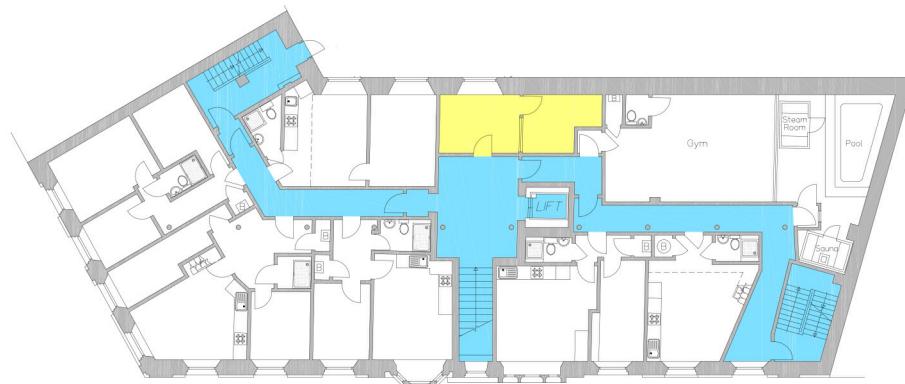
The property benefits from a small onsite gym intended for exclusive use by residents.

FLOOR PLANS

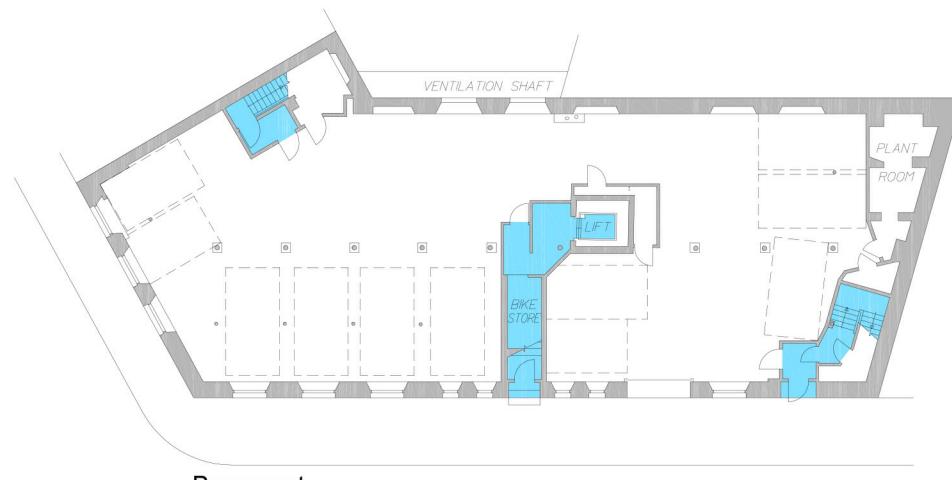
GLOBE HOUSE,



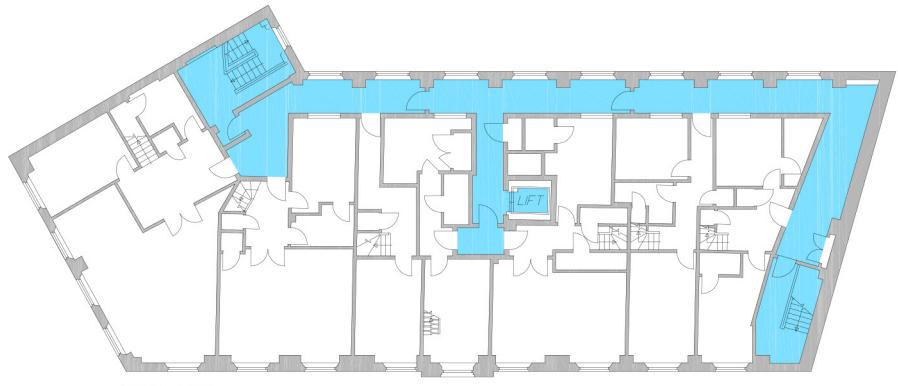
Ground Floor Mezzanine Level



Ground Floor Yellow shading for a new studio apartment



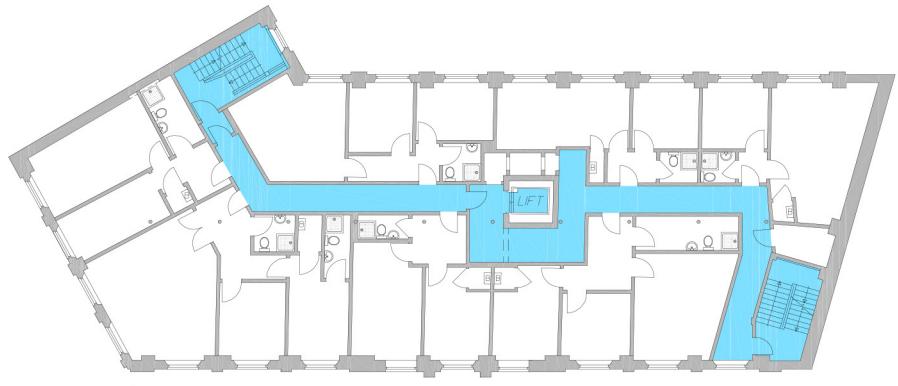
Basement



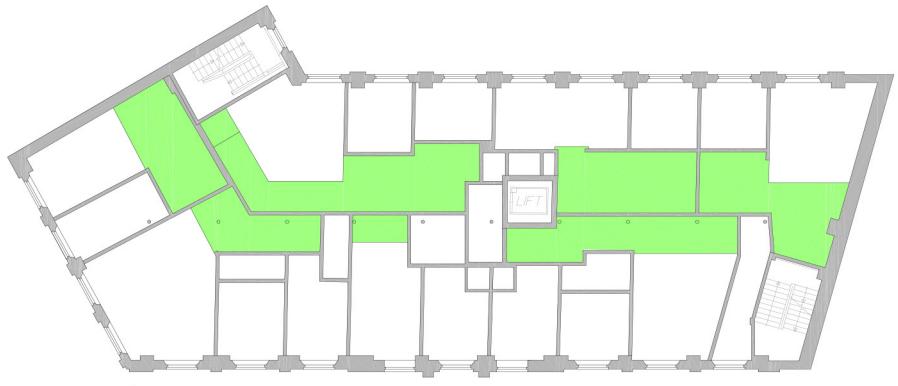
Third Floor



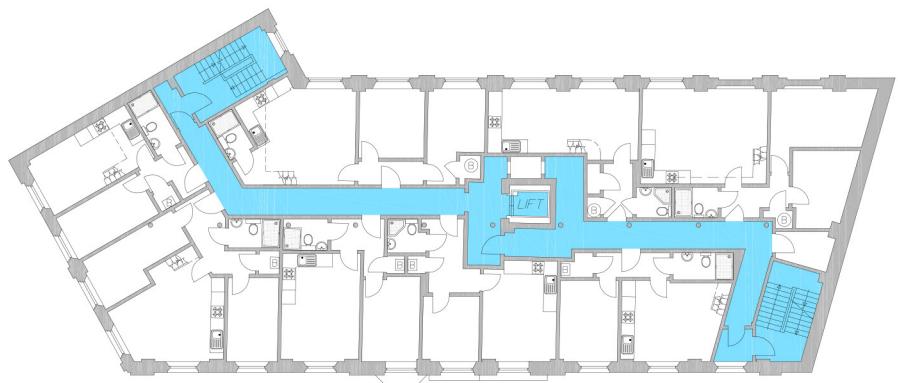
Fourth Floor



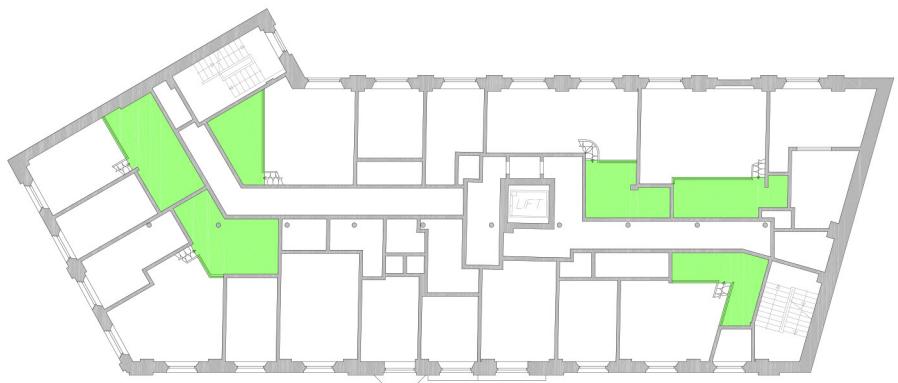
Second Floor



Second Floor Mezzanine Level



First Floor



First Floor Mezzanine Level

ENQUIRIES/VIEWING

Viewing by prior appointment with the joint agents:

WT Gunson
FAO
Neale Sayle
E: neale.sayle@wtgunson.co.uk
M: 07760 160 321

Jack McCabe
E: jack.mccabe@wtgunson.co.uk
M: 07584 046 458



JLL
FAO
George Oakey
E: george.oakey@eu.jll.com
M: 07525 160 004

Corina Ositelu
E: Corina.Ositelu@eu.jll.com
M: 07596 316 657

