



TRAFFORD
COUNCIL



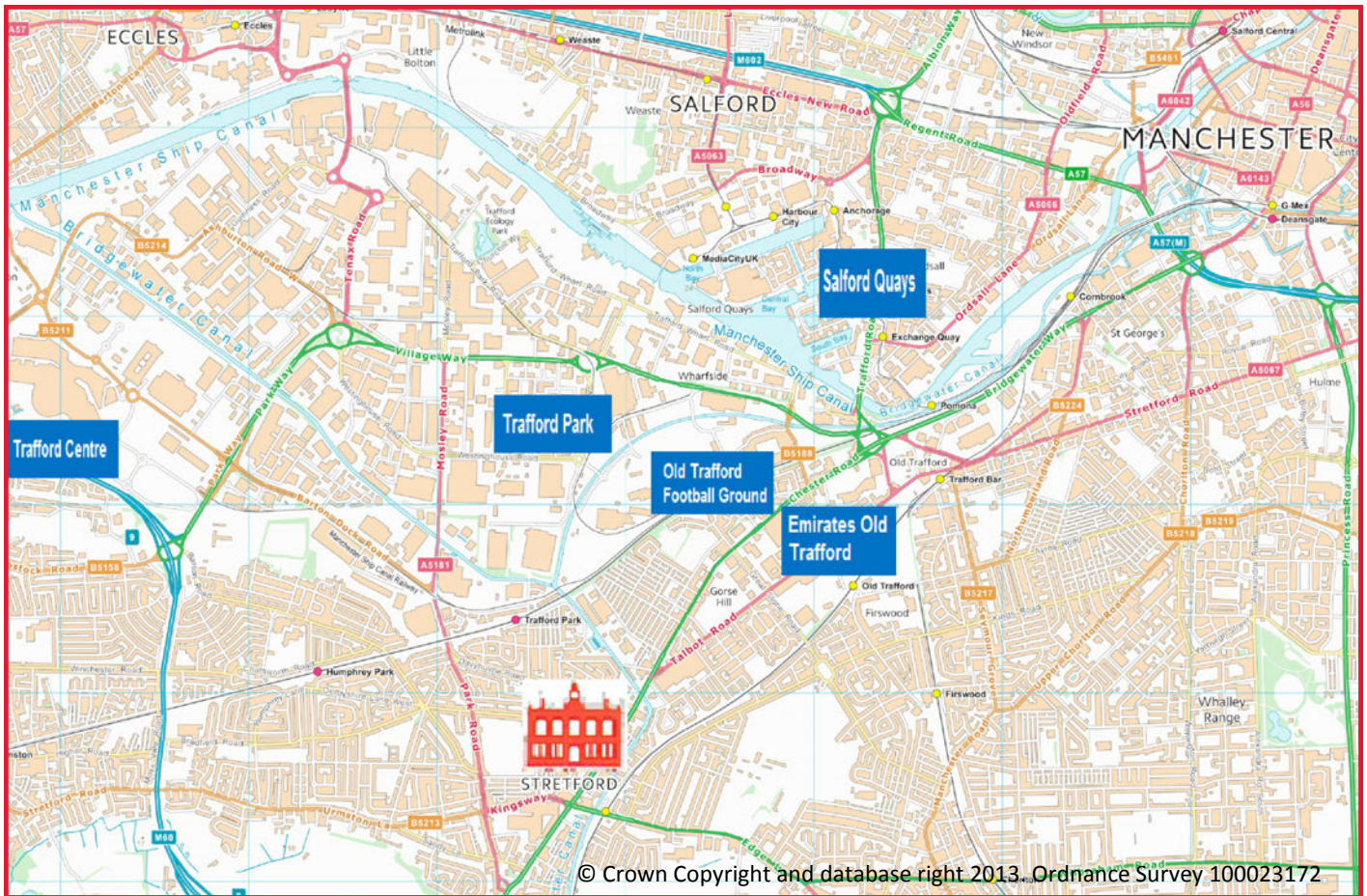
Stretford Public Hall

Chester Road, Stretford, M32 0LG

Trafford Council is seeking Expressions of Interest for the disposal of the freehold or a leasehold interest of Stretford Public Hall, by 1st August 2014.

Stretford Public Hall is a Grade II listed substantial building, currently used as offices with an adjacent car park.

Suitable for alternative uses subject to planning consent.



Location Location Location!

Stretford Public Hall is ideally located near to a number of key locations, being on a Major Transport Corridor, in a prominent position on the A56 Chester Road, the main arterial road from Manchester City Centre towards South Manchester and is close to good public transport links.

- Trafford Park is less than 1 mile away.
- Manchester City Centre is 3 miles to the north.
- Junction 7 of the M60 motorway is less than 5 minutes' drive.
- Stretford Metrolink is 0.1 miles away.
- Old Trafford Football Ground and Lancashire County Cricket Ground are both just over 1 mile away.
- The Trafford Centre is just over 2 miles away.
- It is immediately north of Stretford Mall covered shopping centre.
- Manchester Airport is 10 miles away.

Description and Background

This grade II listed property comprises a detached building which was designed by architect N. Lofthouse in a Gothic Revival style and constructed in 1878 for John Rylands, the textile millionaire. The building is over two and three storeys, with an extension to the rear, with brick elevations incorporating decorative stone relief beneath a slate covered roof. The property has an imposing appearance with a brick built clock tower to the front elevation.

The building has been used for a variety of purposes over its lifetime and most recently has been utilised as office accommodation by Trafford Council. The building was originally built to house a civic theatre, public library, overseer's office and lecture rooms.



Stretford Public Hall was listed as the 'Civic Theatre' in June 1987. The building was substantially refurbished in 1994 and still incorporates many period features.





Accommodation

Internally, the accommodation includes various open plan and compartmentalised offices over three floors, including a mezzanine/gallery floor within the original hall and a large basement. The upper floors have both staircase and passenger lift access.

The approximate net internal areas (NIA) are as follows:

Basement	3,724 sqft	(346m ²)
Ground Floor	4,952 sqft	(460m ²)
First Floor	5,264 sqft	(489m ²)
Mezzanine	1,819 sqft	(169m ²)
Total NIA	15,759 sqft	(1,464m ²)

Indicative floor plans can be provided on request.

A surfaced 53 space car park is located adjacent on Dorset Street.



Planning

The Council is seeking to protect and enhance the listed Stretford Public Hall as a significant part of the architectural and historic fabric of Stretford and the building is included in the Stretford Town Centre Masterplan. The Council will promote the re-use of the building for Class B1a office and, where appropriate, other uses including Main Town Centre uses where the proposals would be consistent with its Grade II listing. The building is one of the key landmarks within Stretford and recognised by the community as a significant part of the architectural and historic fabric of Stretford.

The Public Hall and the adjacent land could provide opportunities for community uses, new leisure or other commercial uses. Future leisure uses contributing to the vitality of a rejuvenated evening economy could include a bar/restaurant facility or a new hotel in the heart of the town centre taking advantage of the proximity to major cultural and leisure destinations. There is also potential for community led arts/cultural provision within the Public Hall if an appropriate operator can be identified. The refurbishment of the Public Hall could provide a distinctive office location within the town centre.

It is considered that the use of the building for offices, community uses or other town centre uses including some leisure uses is likely to be acceptable, subject to the impact on the character and significance of the listed building, highway, parking and servicing issues.

Interested parties may want to consider the possibility of closing the southern side of Dorset Street to join together the building and the car park for any proposed scheme.

Possible alternative uses (subject to planning consent) include the following:

- **Stand alone community use, and/or**
- **Leisure uses including: Restaurant, Café, Gallery – artists’ studios, Boutique hotel, music studios, Dance space, dance studio, Drama, Theatre group.**
- **Events, wedding facility (subject to licence), conference and training facility.**
- **Managed workspace, workspace pods.**

More information on the Stretford Town Centre Masterplan can be found at:

<http://www.trafford.gov.uk/residents/community/stronger-communities/consultations/stetford-masterplan/stretford-town-centre-masterplan-public-consultation.aspx>

Rates

The rateable value in the 2010 list for Stretford Public Hall is £98,000. The rates payable for 2014/2015 are £47,236.

The rateable value in the 2010 list for the car park off Dorset Street is £12,000. The rates payable for 2014/2015 are £5,652.

Legal

There are a number of covenants contained within the title, but none that are considered to restrict the use of the hall. Further details can be provided and any interested parties are advised to seek legal advice.

Legal Costs and Surveyors fees

The purchaser will be responsible for the Council's reasonable surveyor's fees and legal costs incurred in the transaction, including stamp duty, court costs and VAT where applicable.

VAT

TBC

Viewing

Viewing by appointment only on open days - please enquire for details.

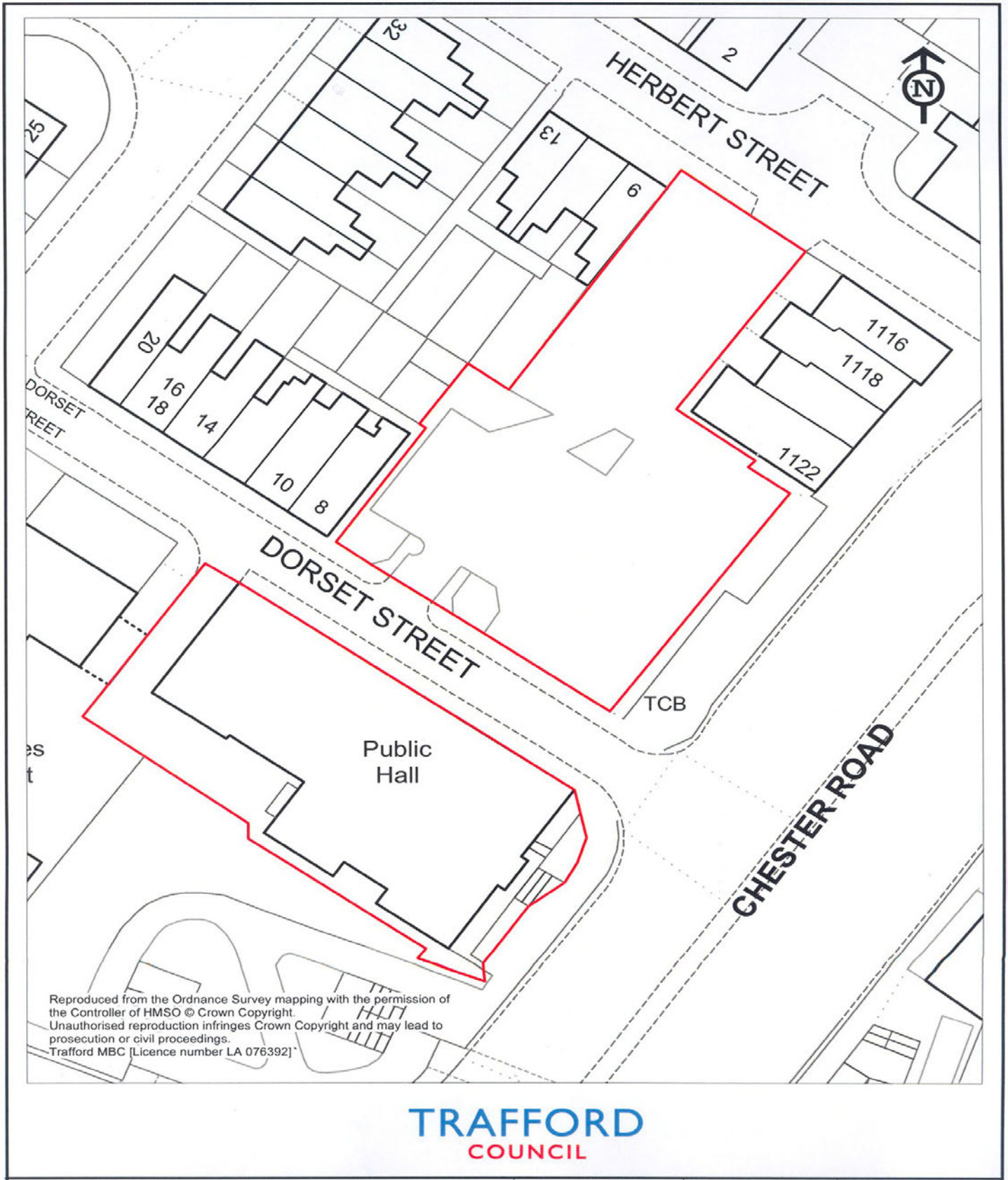
Procedure

Please submit expressions of interest in writing no later than 2pm Friday 1st August 2014 to Property and Development, Trafford Town Hall, Talbot Road, Stretford. For further information and to book for an open day viewing please contact Charlotte Cordingley on 0161 912 4232 or

charlotte.cordingley@trafford.gov.uk

Once the Expressions of Interest received have been reviewed and discussions have taken place with interested parties, they will be invited to submit a formal tender.

It should be noted that Stretford Public Hall is on the Council's register of Community Assets.



Location plan showing building and car park for identification purposes only.

Charlotte Cordingley - Estates Surveyor
Property and Development
Trafford Borough Council
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

Date

Re:- Stretford Public Hall and Car Park – Expression of Interest.
Closing date 1st August 2014

I would like to make an Expression of Interest for

Option 1 - Commercial and community use (please provide details of use/users)

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.....

Option 2 - Community use only (please provide details of use/users)

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.....

Option 3 - Commercial use only (please provide details of use/users)

.....
.....

My name is

My position is

My company is

My principal is*

My address is

.....
.....

Tel Fax

E-mail

I would like my details to be entered on Trafford Council’s mailing list to receive details of future disposals via email (please tick).

*If interest being registered by an agent.

REGISTRATION PRO-FORMA