

32 Granby Row  
Manchester  
M1 3BU



# 32 Granby Row

## £210,000

### Full Description

Prime City Centre Investment Opportunity | Northern Quarter, Manchester | Strong Rental Demand

We are pleased to present a high quality residential development located in the heart of Manchester, one of the UK's most dynamic and high performing property markets. Designed by one of the city's leading architectural practices and delivered by a highly active Manchester based developer, this scheme offers a compelling opportunity for investors seeking strong rental performance and long term capital growth.

Positioned just moments from Market Street and within the vibrant Northern Quarter, the development benefits from an exceptional city centre location where rental demand is consistently high. The area is renowned for its independent retail, dining, and cultural scene, making it particularly attractive to young professionals and lifestyle focused tenants.

The scheme has been carefully designed to appeal to both the rapidly expanding rental market and owner occupiers, supporting strong tenant demand and a resilient resale market. Savills forecasts local property price growth of 19.3% during the construction phase, providing investors with the opportunity to secure at today's prices while benefiting from potential capital appreciation prior to completion.

### Investment Overview

- Investors only
- 30% deposit required
- Projected yields of approximately 6.5%
- Prime city centre location
- One of the UK's strongest regional rental markets
- Targeted toward professional tenants
- Contemporary specification throughout
- Concierge service
- Residents' gymnasium
- Ground floor coffee lounge and office space
- Internal landscaped courtyard and rooftop garden
- Excellent connectivity to Piccadilly Station, Piccadilly Gardens, and Manchester Arndale, all within walking distance

This is a rare opportunity to secure a high specification apartment in one of Manchester's most sought after neighbourhoods, with strong

### Local Authority

### Council Tax Band C

### EPC Rating



### Contact

0161 470 1184

[info@eliterealtyinvest.co.uk](mailto:info@eliterealtyinvest.co.uk)