



274
DEANSGATE
M3 4JB



OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

AN ULTRA-RARE OPPORTUNITY TO INVEST IN MANCHESTER CITY CENTRE

274 Deansgate is a striking and attractive five storey building within touching distance of Manchester's Metropolis of upmarket bars restaurants and entertainment venues.

Located between Spinningfields and the new St John's scheme, the property is flanked by two Metrolink stops, giving gracious access to Piccadilly Station, desirable suburbs and the UK's 3rd largest airport.

With endless potential for redevelopment the building could be converted to residential apartments or even Manchester's next iconic hotel, giving 274 Deansgate an ever increasing value.

This 1950's building was refurbished in the mid 90's and the 2nd, 3rd and 4th floors have recently been refurbished with a modern contemporary character/industrial look to a high specification. The 4th floor also has an outdoor/balcony for the alfresco meeting, with a backdrop of city views. The 1st floor is fitted out to a high standard with suspended ceilings incorporating a mix of LED panel and LG3 lighting.

The ground floor front & part basement currently hosts a high-end bike retailer with full wrap around window displays capturing maximum exposure from South-Deansgate's high footfall.

To the side of the property there is a self-contained entrance leading to the office accommodation on rear ground floor and 4 upper floors. In addition, there is storage space at rear basement level.

The 3rd/4th floors are currently let with the remainder of the office space currently vacant.

BUILDING HIGHLIGHTS

- Part income producing with current rental income of **£226,265pa** and an ERV of **£427,230pa**
- Extensive fit out on 1st floor
- Contemporary Exposed Ceiling
- Floor boxes and cable tray data management
- New air conditioning system
- Newly refurbished WC's and common areas
- Disabled WC on the ground floor
- Passenger lift
- LED Strip lighting

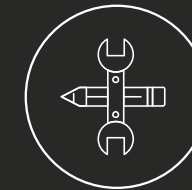
NET INTERNAL 23,702 SQFT | GROSS INTERNAL 29,494 SQFT



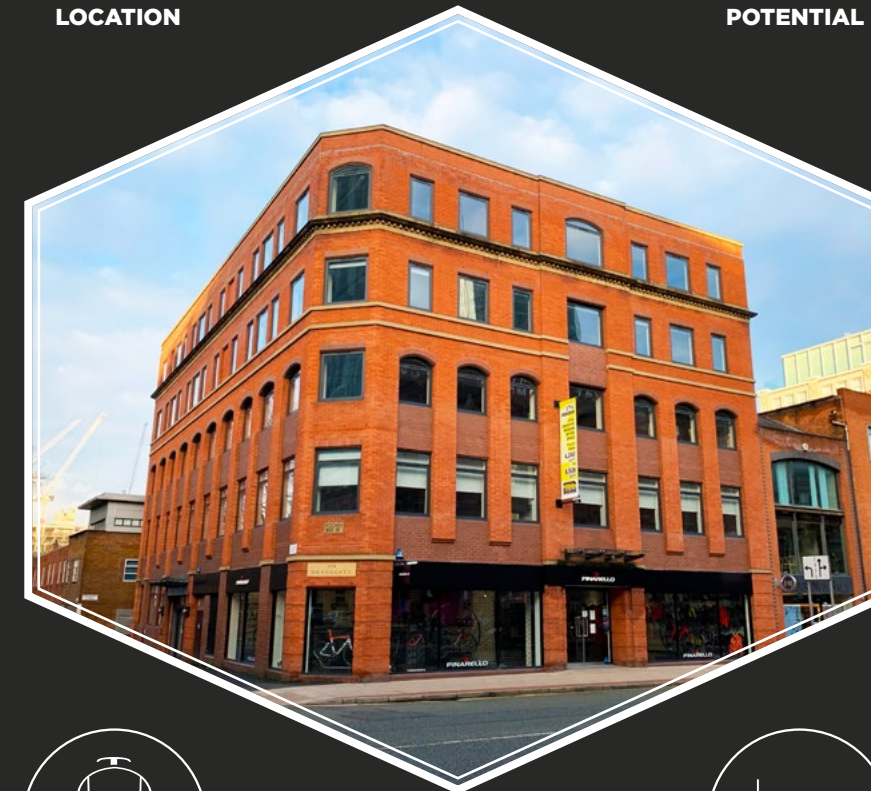
DESIRABLE
LOCATION



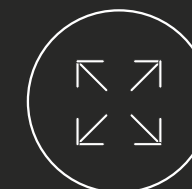
AMAZING
AMENITIES



DEVELOPMENT
POTENTIAL



INCREDIBLE
TRANSPORT LINKS



FREEHOLD



INVESTMENT
OPPORTUNITY



OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

MANCHESTER'S BILLION POUND PROPERTY BOOM

You only have to gaze out over Manchester's morphing skyline from one of the high-end bars, such as Cloud 23 or 20 Stories, to see what's happening in the city; global investment on a grand scale is developing Manchester into the UK's fastest growing city.

This is the place to be.

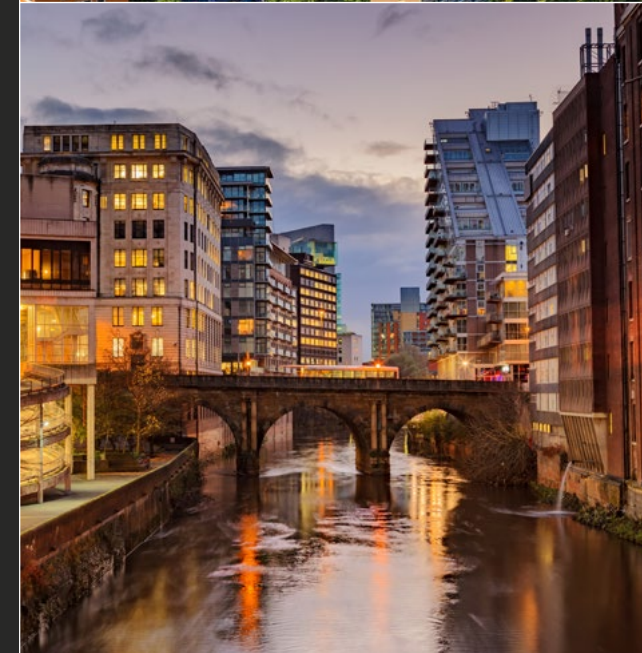
Everywhere you look there is a new apartment block, swanky new office space or a innovative new hotel. Whether it's Manchester's very own businesses, or overseas consortiums making investment, everyone's getting involved.

This large scale investment is driving up the value of city centre space on a scale never seen before in Manchester as it becomes the UK's New York City.

Manchester has it all. The city's incredible culture, history, bars, restaurants and football clubs, fused together with it's centrifugal transport links make it the one of the most exciting places to live and work in the country, if not the world.

With the development of Piccadilly East, St John's and the new HS2 Railway, its only going to get bigger and better.

The place to invest is Manchester, and the time to invest is now.





OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

SOUTH-DEANSGATE IS FAST BECOMING ‘THE MAYFAIR OF MANCHESTER’ AND THE PLACE TO BE

If you could pick up a building and place it anywhere in Manchester city centre, South-Deansgate would be top of the list.

274 Deansgate is located in the heart of Manchester, right next to the elegant Spinningfields, the city’s financial centre and home to its finest restaurants and entertainment venues including, The Ivy, 20 Stories, Australasia and the Grand Opera House Theatre.

It’s a stones throw away from the city’s liveliest upmarket bars on Peter Street including Albert Schloss, Revolucion De Cuba, Peaky Blinders & Brew Dog. It’s also directly opposite Great Northern Square, the home to Odeon Cinema, James Martin Manchester, Manchester 235 Casino and hundreds of car parking spaces.

Not only that, the property is also adjacent to Manchester’s newest city centre area, St John’s, an ever evolving neighbourhood underpinned by enterprise, culture and living. This large redevelopment of the former Granada Studios site comprises of 387 homes, 327 hotel rooms, commercial spaces and riverside dining and leisure.

The building is a short walk from Deansgate Castlefield Metrolink, providing direct access to Piccadilly station as well as surrounding areas such as Didsbury, Altrincham and Manchester Airport.

Other notable developments in the area include various sky scrapers such as the Beetham Tower (Hilton Hotel) and the 3 Renaker Towers, within the ‘Deansgate Square’ development - all around 50-60 storeys high.

This is a prime and rare opportunity in an exceptionally fast developing city.





OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

5

FOR BUSINESS AND PLEASURE, NOTHING IS MORE DESIRABLE OR CENTRAL



1

THE GREAT NORTHERN

3

THE HILTON HOTEL

5

SPINNINGFIELDS

5

DEANSGATE CASTLEFIELD METROLINK

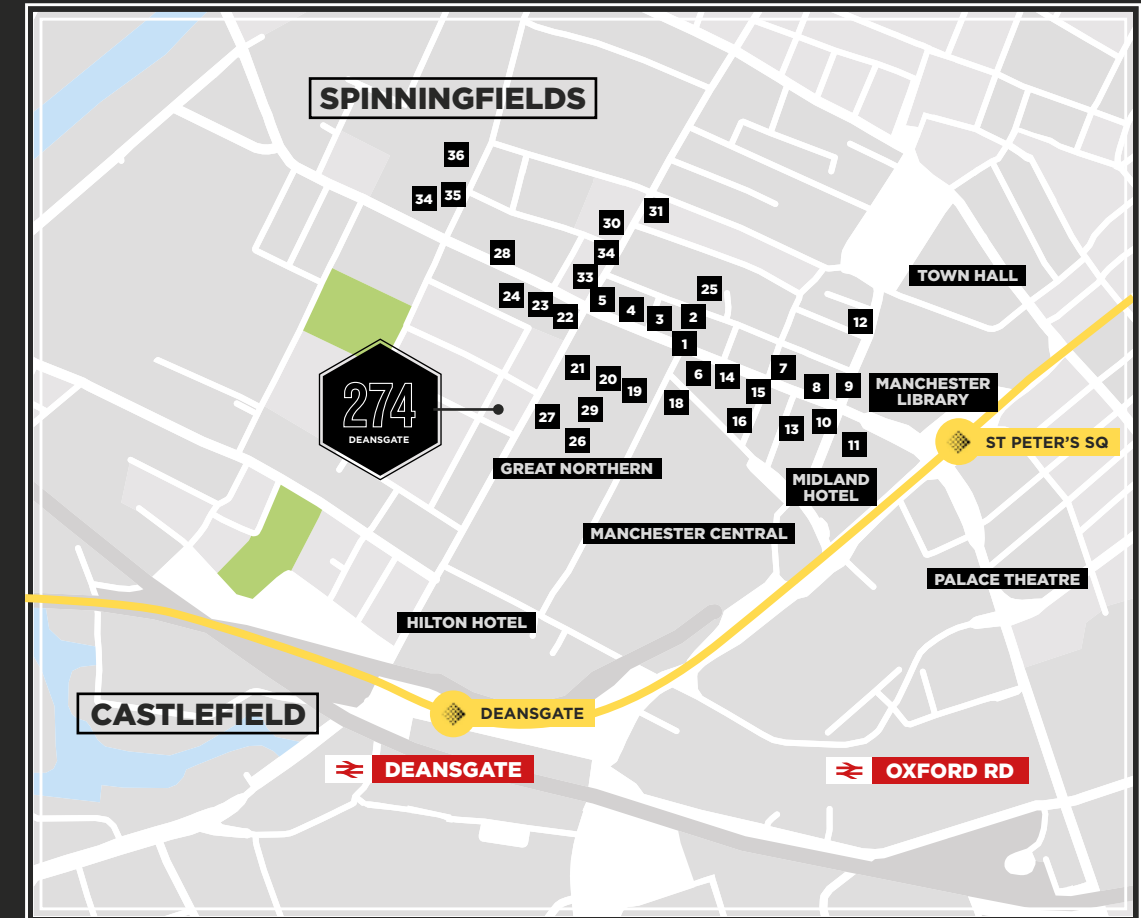
5

DEANSGATE STATION

8

ST PETER'S SQUARE METROLINK

MINS



- | | | |
|-------------------------|----------------------------|-----------------------------|
| 1. Alberts Schloss | 13. Pizza Express | 25. Lord Abercrombie |
| 2. Albert Hall | 14. Radisson Blu Edwardian | 26. Manchester 235 Casino |
| 3. Peaky Blinders Bar | 15. Opus One | 27. Whistle Punks |
| 4. Revolucion De Cuba | 16. Steak & Lobster | 28. Bannatyne Health Club |
| 5. Dirty Martini | 17. Impossible | 29. Odeon Cinema |
| 6. Peter Street Kitchen | 18. Kiely's Irish Bar | 30. Hawksmoor |
| 7. Asha's | 19. Almost Famous | 31. Gusto |
| 8. Papu's Place | 20. All Star Lanes | 32. Rudy's Neopolitan Pizza |
| 9. Starbucks | 21. Home Sweet Home | 33. Federal Cafe |
| 10. Caffè Nero | 22. Sainsburys Local | 34. 20 Stories |
| 11. Mr Coopers | 23. Starbucks | 35. We Work |
| 12. The Brotherhood | 24. Tesco Express | 36. The Ivy |





OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶



OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

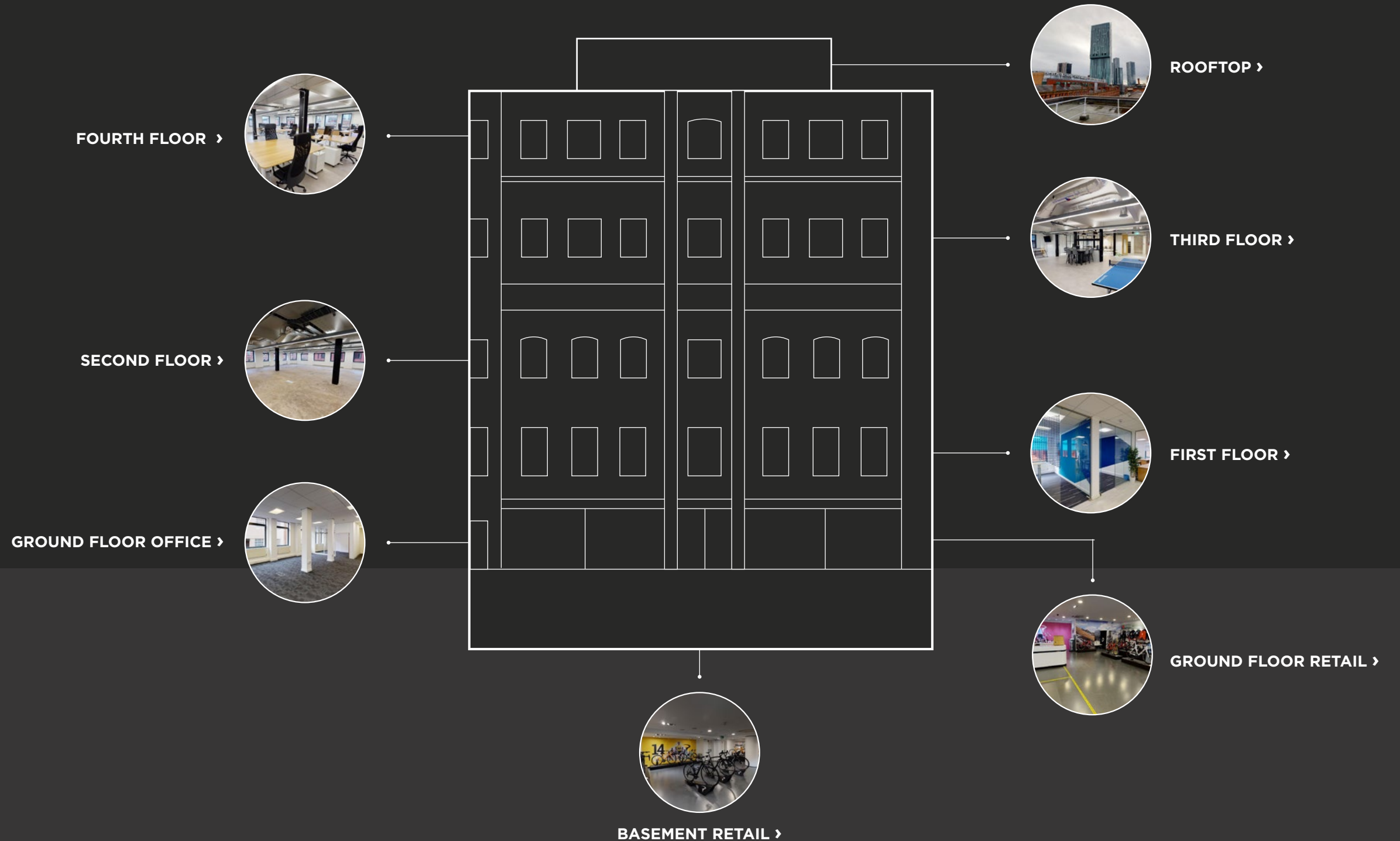
ENQUIRIES



TAKE THE TOUR ▶

GO INSIDE WITH MATTERPORT

IMMERSE YOURSELF IN OUR VIRTUAL TOUR





OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



ACCOMMODATION

Demise	NIA (Sqft)
Basement Rear	1,453
Part Ground Front	2,131
Part Basement Front	2,121
Ground Floor Rear	1,216
1st Floor	4,273
2nd Floor	4,263
3rd Floor	4,316
4th Floor	3,929
NIA total	23,702
GIA total	29,494

TENANCY SCHEDULE

Demise	Occupier	From	To	Term (Yrs)	Review	Passing Rent	Net Internal Floor area (Sqft)	ERV	Other comments
Basement Rear	VACANT	7th Feb 2017	N/A	N/A	No Reviews	£0	1,453	£7,265	ERV based on £5/sqft
Part Ground & Basement Front	Cicli Pinarello (UK) Ltd	2nd July 2012	1st July 2022	10	No Further Reviews	£80,000	4,252	£80,000	Ground floor 2,131sqft, Basement floor 2,121sqft.
Ground Floor Rear	VACANT	N/A	N/A	N/A	No Reviews	£0	1,216	£21,280	ERV based on £17.50/sqft
1st Floor	VACANT	N/A	N/A	N/A	No Reviews	£0	4,273	£74,778	ERV based on £17.50/sqft
2nd Floor	VACANT	N/A	N/A	N/A	No Reviews	£0	4,263	£83,129	ERV based on £19.50/sqft
3rd & 4th Floor	Go Daddy Ltd	14th June 2018	13th June 2023	5	No Reviews	£146,265	8,245	£160,778	3rd floor 4,316sqft, 4th floor 3,929sqft. Lease contracted outside of L&T Act. ERV based on £19.50/sqft
TOTAL						£226,265	23,702	£427,230	



OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

COMPARABLE TRANSACTIONS

Our quoting price indicates a purchase price at £291/sqft. There are several notable freehold comparable transactions highlighted below that support and exceed this value:

Property	Date	Area (Sqft)	Price	Rate psf
12 St Johns St	Q2 2020	4,236	£1.825m	£389
Riverside House	Q1 2020	11,259	£6.3m	£562
Indemnity House	Q4 2019	5,301	£1.65m	£311
76 Quay St	Q3 2019	5,556	£1.65m	£297
The Chancery	Q3 2019	53,880	£19.4m	£360
Elliot House, Deansgate	Q3 2019	28,600	£10.5m	£367
14 Byrom St	Q4 2018	4,556	£1.8m	£394
340 Deansgate	Q4 2017	27,023	£8.4m	£310
Kabel House	Q4 2017	22,000	£7m	£318



OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



TAKE THE TOUR ▶

THE OPPORTUNITY

With its near-perfect location and huge redevelopment potential, 274 Deansgate is an unassailable legacy asset for any investor.

The building may potentially suit a variety of other uses including conversion to high-end residential apartments, co-living, hotel, apart-hotel, serviced apartments, or serviced offices/co working space all subject to obtaining the necessary consents.

In the constantly evolving city of Manchester a building in such a prime location on South-Deansgate, with so many possibilities is an opportunity to grab with both hands.

PURCHASE PRICE

Guide of £6.9m

EPC

Copies of the EPC's are available on request.

TENURE

Freehold.

VAT

The property has been elected for VAT.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

DATAROOM

A data room has been set up with relevant documentation; access is available on request.





OVERVIEW

MANCHESTER

LOCATION

AMENITIES

GALLERY

VIRTUAL TOUR

ACCOMMODATION/
TENANCY SCHEDULE

COMPARABLE
TRANSACTIONS

OPPORTUNITY

ENQUIRIES



ENQUIRIES

VIEWING

By appointment with the sole agents:

WT Gunson

T: 0161 833 9797

FAO Neale Sayle

E: neale.sayle@wtgunson.co.uk

M: 07760 160 321

 **wtgunson**
commercial property consultants

