

PRIME LOCATION **IN THE**
HEART OF MANCHESTER CITY CENTRE

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Portland Street

MANCHESTER M1 4GS

FOR SALE DEVELOPMENT OPPORTUNITY

GRADE II LISTED BUILDING c.10,000 SQ FT (GIA)



May suit a variety of uses subject to planning such as
Boutique Hotel, Aparthotel, Apartments, Offices, Clinic etc.

Prime location in heart of Manchester City Centre

Within close proximity of all City Centre shops,
hotels, restaurants, bars and transport links
inc. train/Metrolink/bus services

Opposite recent new developments inc.
The Clayton Hotel (329 beds) and Brooklyn Hotel (189 beds).

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SITUATION



On Foot

Market Street	3 mins
St Peter's Square	5 mins
Oxford Road Station	9 mins
Piccadilly Station	9 mins
Deansgate Station	12 mins
Spinningfields	12 mins



Metrolink

Manchester Airport	40 mins
Media City	20 mins
East Didsbury	30 mins
Ashton-under-Lyne	30 mins
Bury	25 mins
Altrincham	20 mins



Rail

London	2 hrs 4 mins
Leeds	50 mins
Liverpool	33 mins
Birmingham	1 hrs 30 mins
Edinburgh	3 hrs 30 mins
Newcastle	1 hr 30 mins



LOCATION

The property is located on the north west side of Portland Street close to its junction with Charlotte Street in the heart of Manchester City Centre.

Piccadilly Gardens is within close proximity and provides easy access to transport links including Metrolink and bus services. Piccadilly train station is less than 0.5 miles to the east. Manchester's China Town is located to the rear of the property which boasts a range of long established restaurants.

Portland street is a rapidly improving location of redevelopment including two recent high profile developments - The Clayton Hotel (329 beds) built 2021 and Brooklyn Hotel (189 beds) built 2020. The ever popular Rudi's pizza (providing 170 covers) has also recently opened less than 100m away on Portland St.

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KEY

Restaurants & bars

- 1 Esquires coffee shop
- 2 Carluccios
- 3 Chango's Burrito
- 4 Philpotts/Pizza Express
- 5 Dog Bowl
- 6 Gorilla
- 7 Upper Crust
- 8 Pizza Express
- 9 Ask Italian
- 10 Rudy's Pizza
- 11 The Alchemist
- 12 Giovannis Deli
- 13 Philpotts
- 14 Starbucks
- 15 Cafe Nero
- 16 Zizzis
- 17 Bella Italia
- 18 Pret
- 19 Wrap it Up
- 20 China Town
- 21 Tribeca
- 22 Gong Cha
- 23 Canal Street
- 24 Peru Perdu
- 25 Foundation Coffee
- 26 O Sheas Irish Bar

Retail & Leisure

- 27 Market Street
- 28 Manchester Arndale
- 29 Northern Quarter
- 30 Tesco Express
- 31 Sainsburys
- 32 JD Sports Gym

Hotels

- 33 Mecure, Piccadilly
- 34 Britannia
- 35 Malmison
- 36 DoubleTree by Hilton
- 37 Holiday Inn
- 38 Ibis Hotel
- 39 Novotel
- 40 Premier Inn
- 41 Ibis
- 42 Kimpton Clocktower Hotel
- 43 Clayton Hotel
- 44 Hotel Brooklyn

MANCHESTER

Manchester was recently voted by Time Out magazine as being the 3rd best city IN THE WORLD based on its cultural, environmental and lifestyle highlight.



100,000 students enrol each year across the regions 5 universities.



Manchester's economy has almost doubled in the last 20 years and is forecast to grow by 14.49% between 2022 - 2026.



A global city and a significant part of the government's Northern Powerhouse Growth Initiative.



DESCRIPTION

A rare opportunity to purchase a building with 5 floors delivering vacant possession, ready for immediate refurbishment.

The property comprises a Grade II listed five storey, mid terraced brick built period building. The accommodation is arranged over basement, ground floor and four upper floors.

The upper ground floor unit and upper floors are all vacant and in need of redevelopment. There is an old lift within the property which is not currently in use.

Please note there is a small kiosk at ground floor level which produces a rent of £5,000pa on a 15 year lease from 2017, expiring 2032.

The self contained basement is currently occupied by a restaurant business. T/a - Bunk - www.bunkwings.com. They have assigned the existing lease which expires in December 2040 with **current passing rent of £25,172 p.a.** The tenant currently has **8 other venues in the UK.**



OPPORTUNITY

Ground and uppers all fully vacant and suitable for redevelopment for a variety of uses such as:



Boutique Hotel



**Serviced
Apartments**



Aparthotel



Apartments



Clinic



Offices

(all subject to obtaining any necessary consents).

ACCOMMODATION

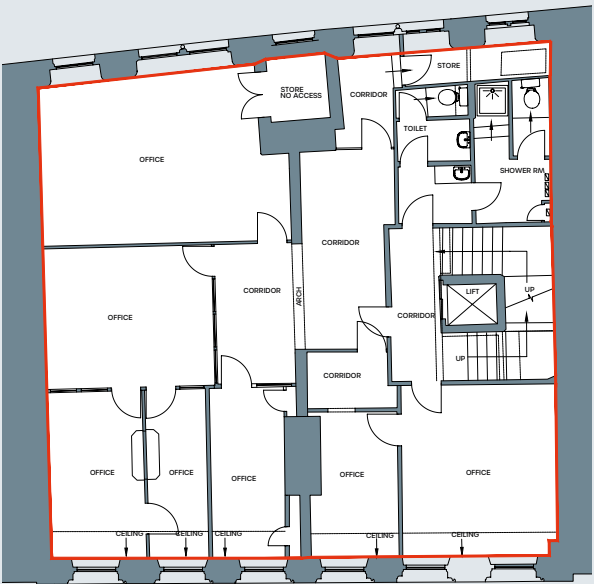
We have been provided with the following gross internal areas by our client:

Total Internal Area
c.10,000 sq ft
(Inc. basement c.1,600 sq ft)



Ground Floor
1,636 sq ft

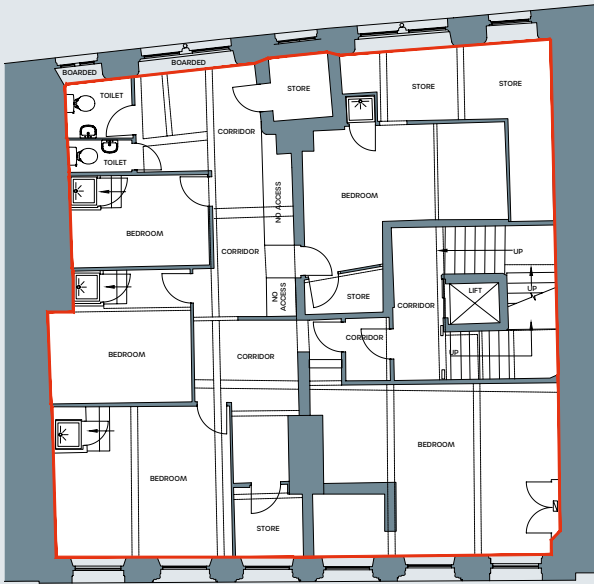
First Floor
1,668 sq ft



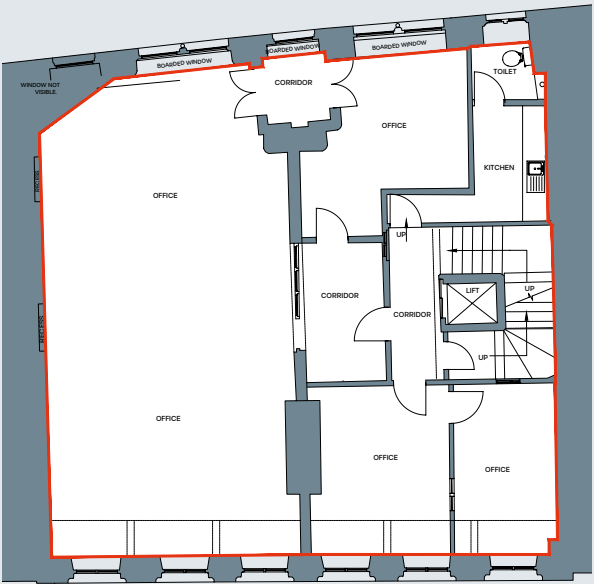
Third Floor
1,679 sq ft



Fourth Floor
1,754 sq ft



Second Floor
1,700 sq ft



FURTHER INFORMATION

Tenure

The property is held freehold under title no. LA28505.

Purchase Price

Offers in the region of £2m.

VAT

We are informed that the property is not subject to VAT.

Enquiries/Viewings

By appointment with the sole agents:

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