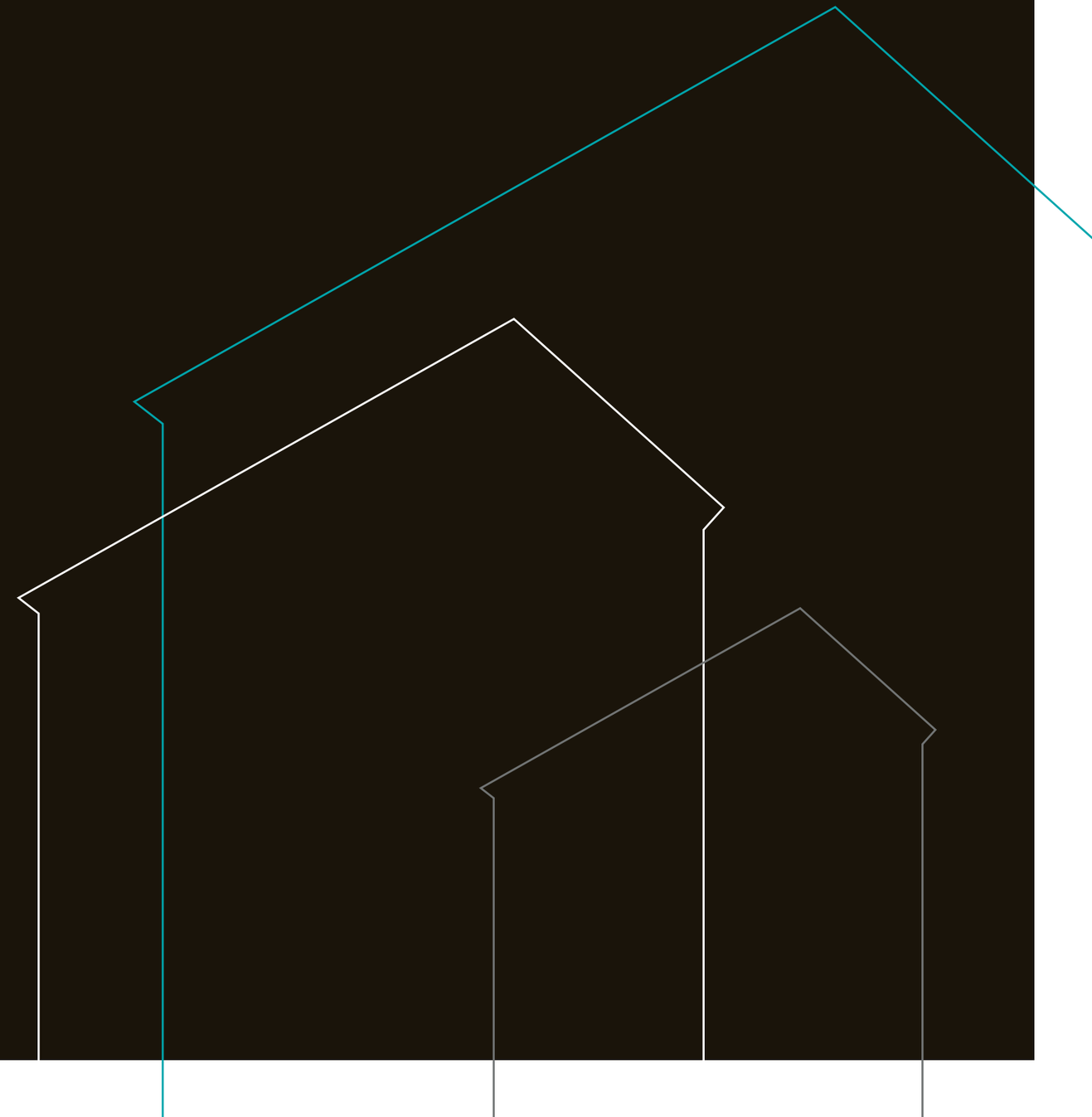
LINDENCOURT HOUSE

34 CHARLOTTE ST,
MANCHESTER
M1 4EE

FOR SALE

MANCHESTER CITY CENTRE
REFURB/CONVERSION OPPORTUNITY
GRADE II LISTED BUILDING

15,577 SQ FT (GIA)



RECENT PLANNING & LISTED BUILDING CONSENT GRANTED FOR **HIGH END CHARACTER OFFICE SCHEME**.

- **Prime location in the heart of Manchester City Centre**
- **May suit a variety of uses subject to planning e.g. Boutique Hotel, Aparthotel, Apartments, Clinic etc (STP)**
- **Recent planning granted for high end character office scheme**
- **Previous lapsed planning for residential apartments scheme**
- **£58,925pa rental income from two tenants over part ground floor and basement**
- **All City Centre shops, hotels, restaurants, bars and transport links inc train/Metrolink/bus services within close proximity**

LINDENCOURT HOUSE

34 CHARLOTTE ST,
MANCHESTER M1 4EE



CGI - Exterior



CGI – Ground floor reception

PRIME LOCATION IN THE HEART OF MANCHESTER CITY CENTRE

On Foot

China Town	<1 min
Piccadilly Gardens / Metrolink & Bus Interchange	2 mins
Market Street	3 mins
St Peter's Square / Metrolink	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



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

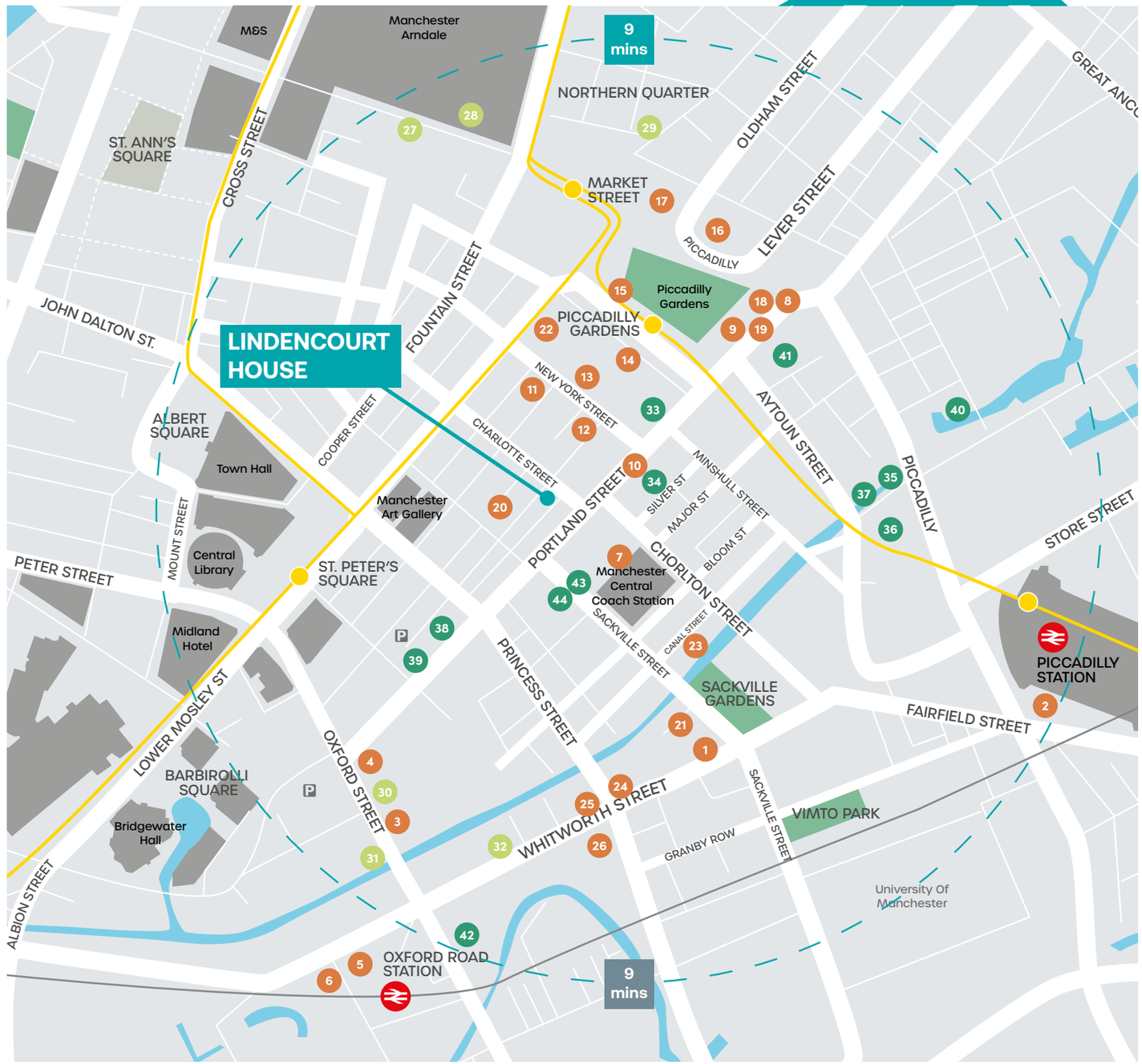
Retail & Leisure

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

Hotels

33 Mecure, Piccadilly
34 Brittania
35 Malmaison
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

LINDENCOURT HOUSE
34 CHARLOTTE ST, MANCHESTER



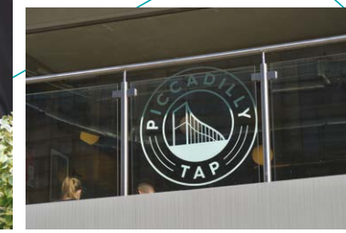
THE PROPERTY IS LOCATED ON THE SOUTH WEST OF CHARLOTTE STREET AT ITS JUNCTION WITH FAULKNER STREET IN THE HEART OF MANCHESTER CITY CENTRE.

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. The property sits on the edge of China Town which boasts a wide range of long established restaurants.

All City Centre shops, hotels, restaurants, bars etc are within close proximity.











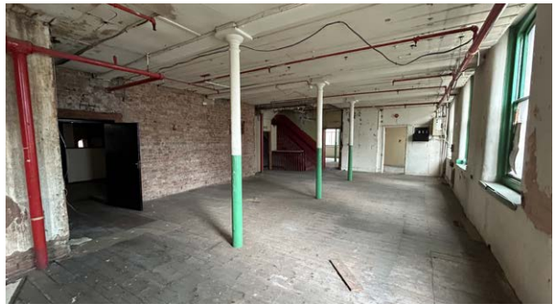


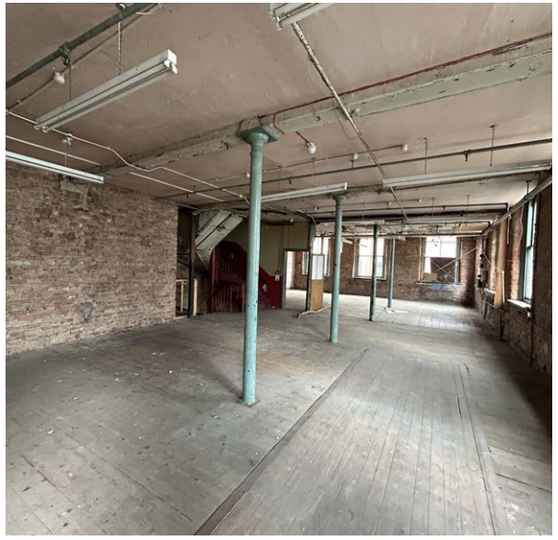
DESCRIPTION

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. PART GROUND AND THE UPPER FLOORS ARE ALL VACANT IN SHELL FORM AND IN NEED OF REDEVELOPMENT.

OCCUPATIONAL LEASES/INCOME

In terms of occupational tenants, part ground floor is occupied by YUZU a well established Japanese restaurant. The lease was renewed from ... for a term of 10 years at a rent of **£20,425pa**. The basement is occupied by a Karaoke bar t/a Vina Karaoke on a 14 year lease from 1st Sept 2023 at a rent of **£38,500pa**. The total passing rent is **£58,925pa**. Further lease details contained within datalink available on request.















CGI - Exterior

PLANNING/THE OPPORTUNITY

PART GROUND AND UPPERS ARE FULLY VACANT IN SHELL FORM AND SUITABLE FOR REDEVELOPMENT FOR A VARIETY OF USES E.G. RESIDENTIAL APARTMENTS, OFFICES, CO-WORKING, EDUCTATION, HOTEL, CLINIC/MEDICAL, APARTHOTEL, SERVICED APARTMENTS – ALL SUBJECT TO OBTAINING ANY NECESSARY CONSENTS.

Please note the property has current planning and listed building consent for character offices (granted 7th March 2024 for 3 years) - Planning ref 136926/LO/2023.

Previously the property was also granted planning for an apartment scheme in 2016 (now lapsed) for conversion to 12no. self-contained apartments - Planning ref: 110785/FO/2015/C2.


CGI - First floor

ACCOMMODATION

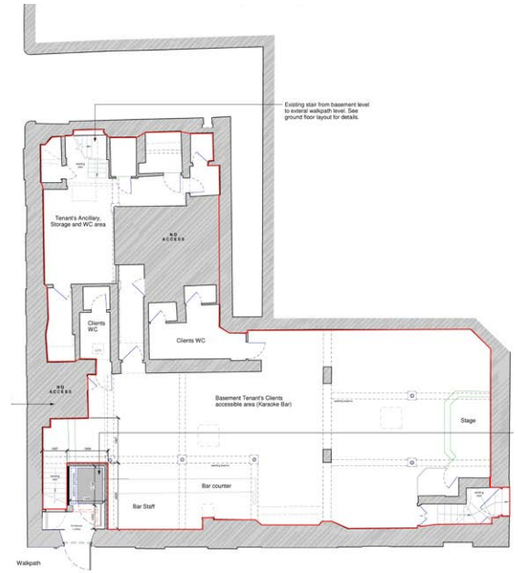
We have been provided with the following gross internal areas by our client:

	NIA Sq Ft	GIA Sq Ft
Basement + Lower Ground	2,786	3,065
Retail - Ground Floor (Yuzu)	665	732
Offices – Ground Floor Reception	1,510	1,636
Offices – 1st Floor	2,188	2,605
Offices – 2nd Floor	2,220	2,629
Offices – 3rd Floor	2,086	2,450
Offices – 4th Floor	2,161	2,460
Total	**13,616**	**15,577**

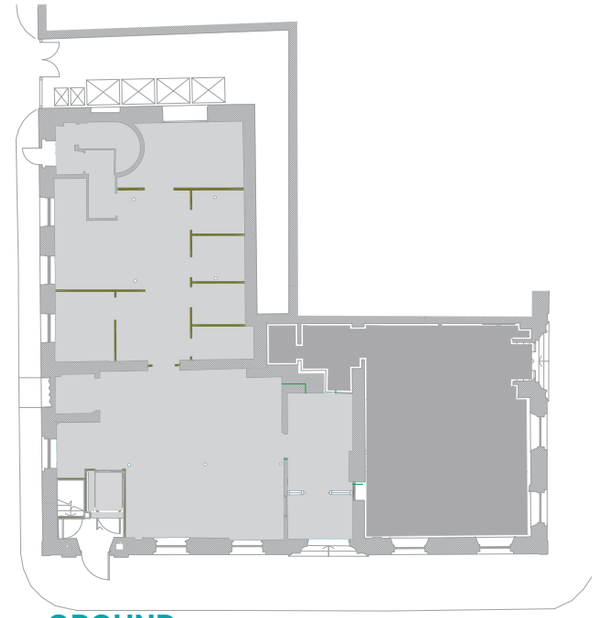
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15,577 SQ FT (GIA)



BASEMENT



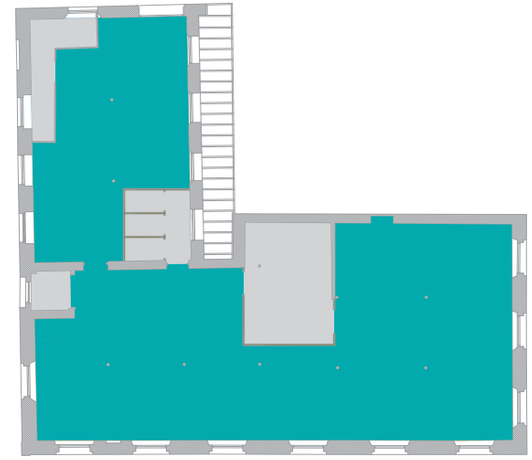
GROUND



FIRST



SECOND



THIRD



FOURTH

LINDENCOURT HOUSE

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MANCHESTER
M1 4EE

TENURE

The property is held freehold under title no. LA61513.

PURCHASE PRICE

Offers in the region of **£2.35m**.

VAT

The property is elected for VAT.

ENQUIRIES/VIEWINGS

By appointment with the sole agents:

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www.wtgunson.co.uk

Neale Sayle
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