TO LET PRIME LOCATED COMMERCIAL UNITS

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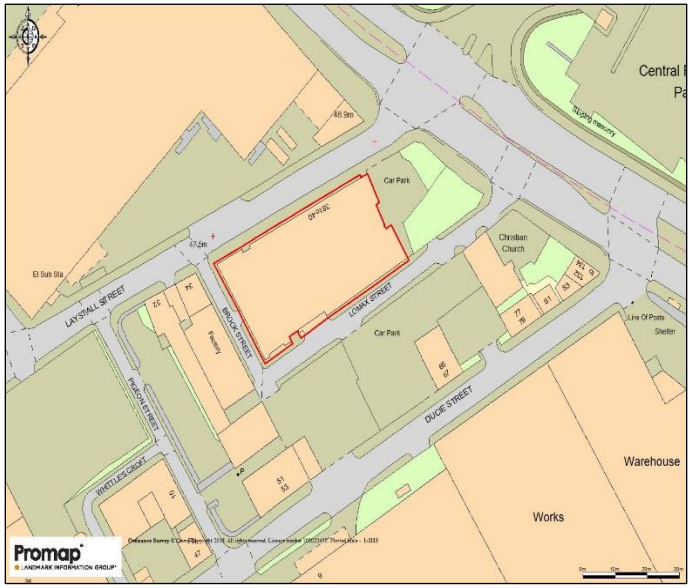
MARRIOTT RESIDENCE INN, UNITS 1 – 3, 40 LAYSTALL STREET, MANCHESTER, M1 2JZ

COMMERCIAL UNITS – MARRIOTT RESIDENCE INN, 40 LAYSTALL STREET, MANCHESTER, M1 2JZ

KEY FEATURES

- Prominent location in the bohemian Northern Quarter within Manchester city centre, nearby to the inner ring road and the popular Ancoats.
- Situated within close proximity to Central Retail Park which is currently undergoing planning proposals for up to 1,500 apartments with adjoining leisure, retail, Grade A offices, bars and restaurants.
- Located amongst local amenities including a range of hotels, residential apartment blocks, office schemes and a large array of independent shops, deli's, boutiques, bars, restaurant and cafes.
- The two ground floor commercial units (611 to 744 sq ft respectively) and a large c.13,100 sq ft former basement car park are located below the 4 star 155 bedroom Marriott Residence Inn Aparthotel (due to open in May 2023).
- The commercial units (currently utilised as staff site offices) would suit a range of boutique retail, leisure, bespoke office and bar uses whilst the basement area could suit an exciting range of self storage, leisure, hospitality and event type uses.
- Units will be available from June 2023.



Stock Photos: Manchester Northern Quarter

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WHY MANCHESTER?

- Manchester is now the UK's second city and has a growing economy. It is the economic and cultural capital of the north west, and is the largest and fastest growing regional capital centre in the UK generating wealth equal to that of Leeds, Liverpool and Sheffield combined.
- It comes second only to London, both in business terms and the quality of its city environment and retail and leisure amenities.
- Greater Manchester is home to a population of 2.6 million and accounts for £28 billion of the region's GDP. The workforce – 65% is under 45 years old – has excellent language, technical and customer service skills. The University population is one of the largest in Europe with circa 100,000 students and its importance as a cultural and media hub is underlined by the significant relocation of BBC to the NW.
- Manchester has one of the largest student campus in Europe with approximately 100,000 students at four universities providing the city with leading edge research and development capability, together with a highly qualified workforce.
- Manchester is also known for having a diverse and substantial tourism, sporting and cultural economy. Among the major attractions are Manchester City and Manchester United football clubs, Old Trafford Cricket Ground (Home to Lancashire CCC); Manchester Arena (the third busiest arena in the world); The Halle Orchestra at Bridgewater Hall and the Museum of Science and Industry.
- Manchester has one of the country's most lively, popular and diverse bar restaurant and leisure scenes. The city is hailed as the birthplace of rave culture and Britpop with a reputation for nurturing ground breaking music is unsurpassed. Day or night, Manchester is entertaining, energetic and always has its finger on the pulse.

Stock Photos: Manchester City Centre & Media City

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LOCATION

The property is located in a prominent position on Laystall Street in the heart of Manchester's Northern Quarter. Surrounding occupiers include the 155 bedroom Marriot Residence Inn aparthotel, (above the subject units), a range of newly constructed apartment blocks, 137 bedroom Dakota Hotel, Go Outdoors, M & S, Aldi, and Citipark multi storey car park. The surrounding area is characterised by an artisan district of pubs, bars, restaurants and independent retailers. Piccadilly and the popular Ancoats are both within a five minute walk of the property. It is within close proximity to the Central Retail Park which is due to be redeveloped in 2023 into a 10.5 acre residential lead multi-use development of up to 1,500 homes, Grade A offices, leisure, retail and bar restaurants together with luxurious public realm.

DESCRIPTION

The property comprises a modern 6 part 10 storey aparthotel of brick and steel frame construction with two ground floor commercial units and a large basement unit (former robotic basement car park). The newly refurbished and converted four star 155 bedroom Marriott Residence Inn Aparthotel is currently under final completion and is due to open in May 2023. The two ground floor commercial units are currently being fully renovated with new glazed shop fronts to accommodate a wide range of commercial uses with superb head height.

The former two level underground car park is arranged over rear ground floor entrance lobby and two basement levels (all interconnected given its previous use as a robotic car park). The basement offers a bespoke space that could suit a range of exciting uses including urban self storage, secure document storage, leisure uses including health and fitness, events space, bar / nightclub, microbrewery, escape room in addition to immersive experience uses.

Basement head heights are 5m to the main section, reducing to 2.2m to the upper bays and 1.85 m to the lower bays (concrete slab to slab).

Leasing in June 2023, the available units will benefit from flexible lease terms and Landlord incentives (subject to proposal, lease length and Tenant entity).

ACCOMMODATION

The following units are available. The commercial unit floor areas have been calculated on net internal area basis (NIA):

Unit No	Floor Area (SQ M)	Floor Area – SQ FT	Rent (Per Sq FT)	Rent (Per Sq FT)
Unit 1	47.19	508	£25.00	**NOW LET – NAILS BY YULIA HAMILTON**
Unit 2	69.11	744	£25.00	**NOW LET – COFFEE RULES**
Basement	*GF Entrance*: 107.58 *Upper Basement*: 801.37 *Lower basement*: 308.43 *Total: 1,217 sq m*	*GF Entrance*: 1,158 *Upper Basement*: 8,626 *Lower basement*: 3,320 *Total: 13,104 sq ft*	* On Application and subject to end use	* On Application and subject to end use

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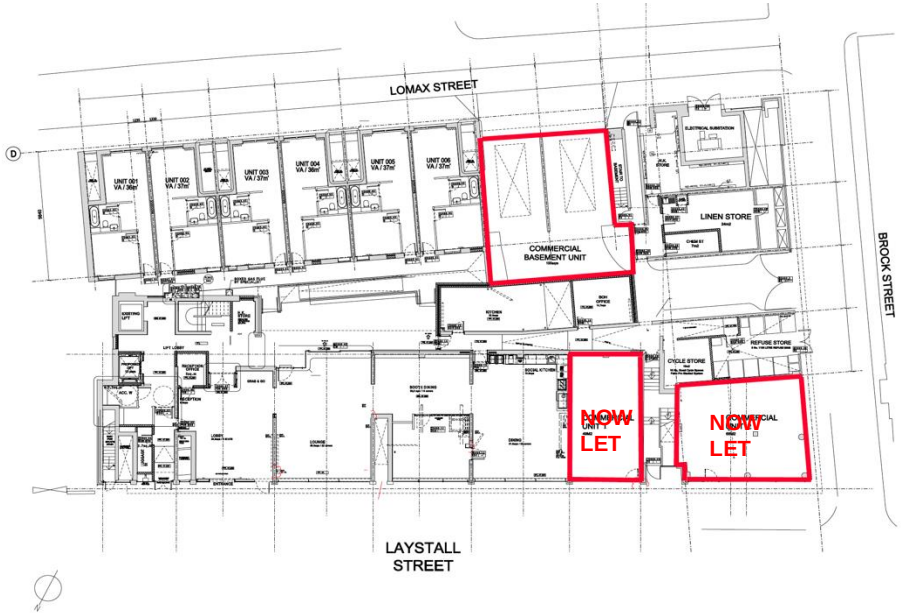
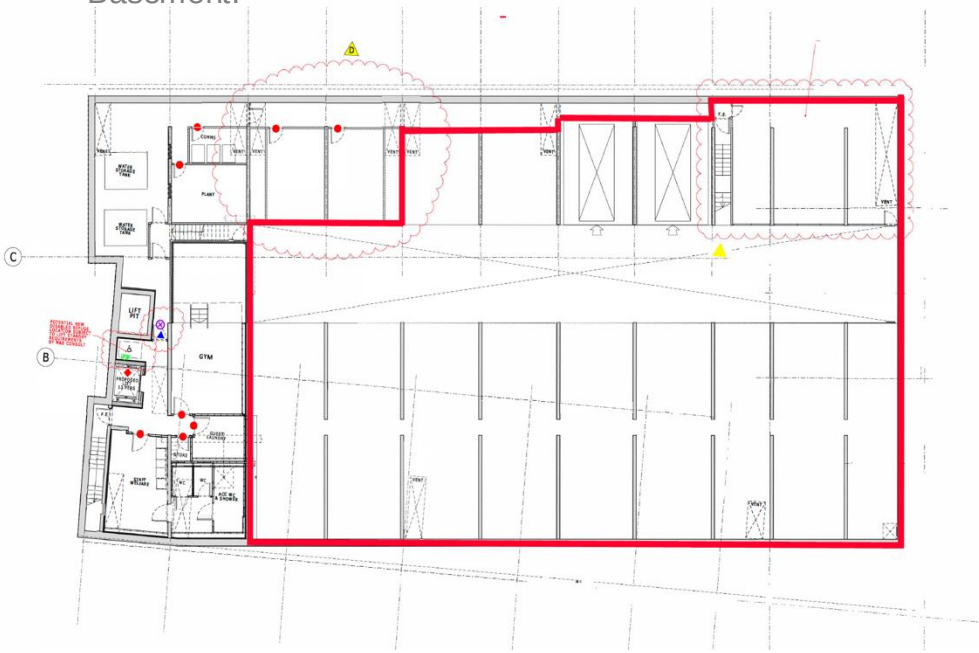
FLOOR PLANS (AS BUILT)

Ground Floor:

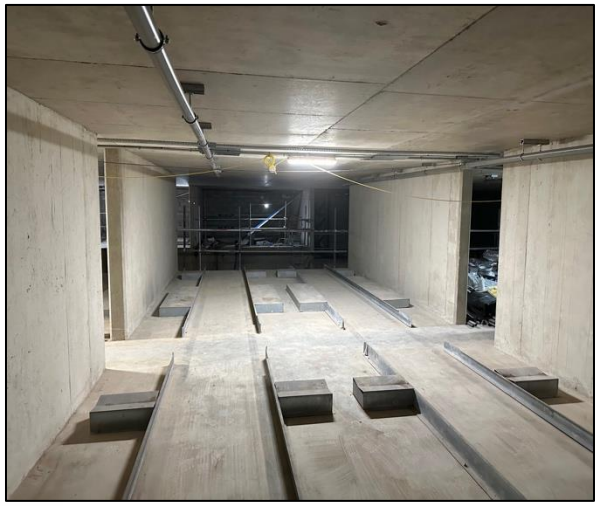


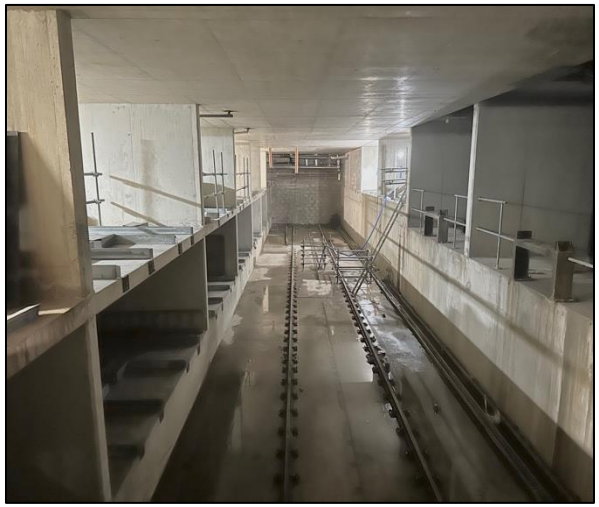
Basement:



Lower Basement:

Basement Photographs:





EPC

Property EPC's are currently being processed.

SERVICES

We understand that the units will benefit from capped services (mains gas, electricity, water), mains drainage and a fire detection system.

RATEABLE VALUE

The commercial units have yet to be assessed by Manchester City Council for business rates given the current construction works. For the avoidance of doubt, the business rates are the responsibility of the Tenant.

PLANNING

We understand the wider property is not Grade II listed nor located within a conservation area.

We note that Unit 1 & Unit 2 benefit from Use Class E Planning uses with Unit 2 benefitting from an additional Sui Generis consent. Planning consent was originally obtained in 2018 as A1 Retail / A2 Financial / B1 Business and A3 Restaurant & Café. NB Unit 2 obtained an additional A4 Public House planning consent in 2020.

The Basement could accommodate a range of uses but a new consent will likely be required to formalise a specific use. All planning enquiries should be directed to Manchester City Council Planning Department in the first instance.

SUBMITTING RENTAL OFFERS

In submitting an offer for the property, please confirm the following information within your letting proposal; Company entity, rental offer, proposed use, company background, availability of funding for the proposed fitout and proposed timescales.

VIEWINGS

Formal accompanied viewings can be arranged through LBL Real Estate.

DISCLAIMER

LBL Real Estate Limited on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Limited has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – September 2023

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