

TO LET: F & B / COFFEE / RETAIL / LEISURE OPPORTUNITES

2 x COMMERCIAL UNITS AT GRIFFIN HOUSE, 40 LEVER STREET, MANCHESTER, M60 6ES

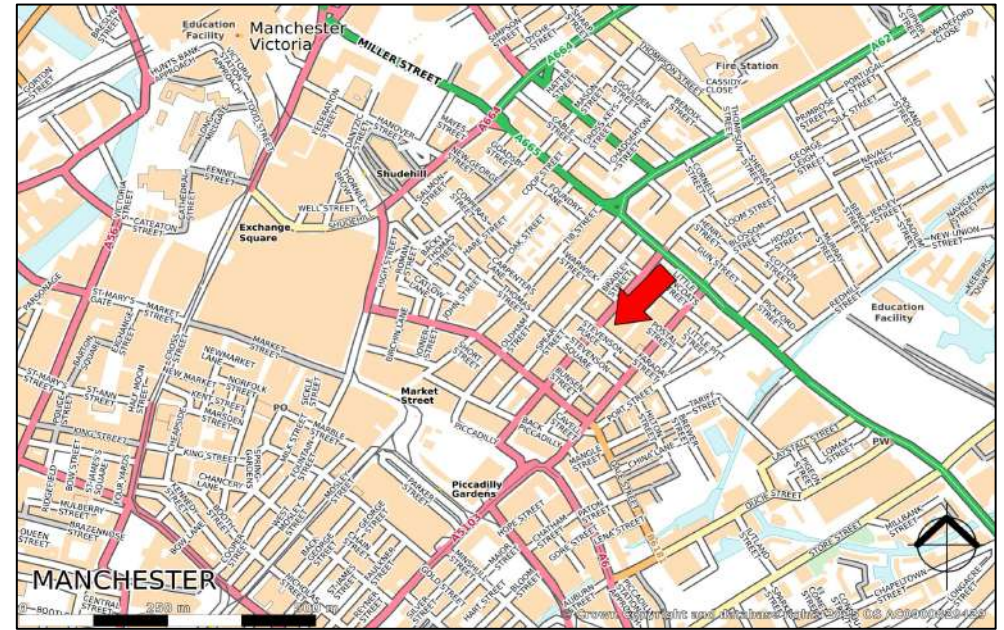
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KEY HIGHLIGHTS

- Prominent location fronting Lever Street, within the heart of Manchester's Northern Quarter.
- Very close proximity to Hilton Street and Stevenson Square, which offers a wide range of vibrant and exciting bars, restaurants, coffee houses and leisure operators.
- The two units are self contained and are situated within the substantial Griffin House, a 148,000 sq ft six storey office scheme.
- Available accommodation:
 - **Unit 1:** 2,850 sq ft to 3,250 sq ft
 - **Unit 2:** 2,400 sq ft
- Would suit an exciting range of uses including coffee shop, bar restaurant, leisure and gym uses. External front terraces are also available (subject to pavement license).



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SELECTION OF PICTURES: UNITS 1 & 2



Unit 1 (External)



Unit 1 (Internal)



Unit 2 - (Internal)



Unit 2 (External)

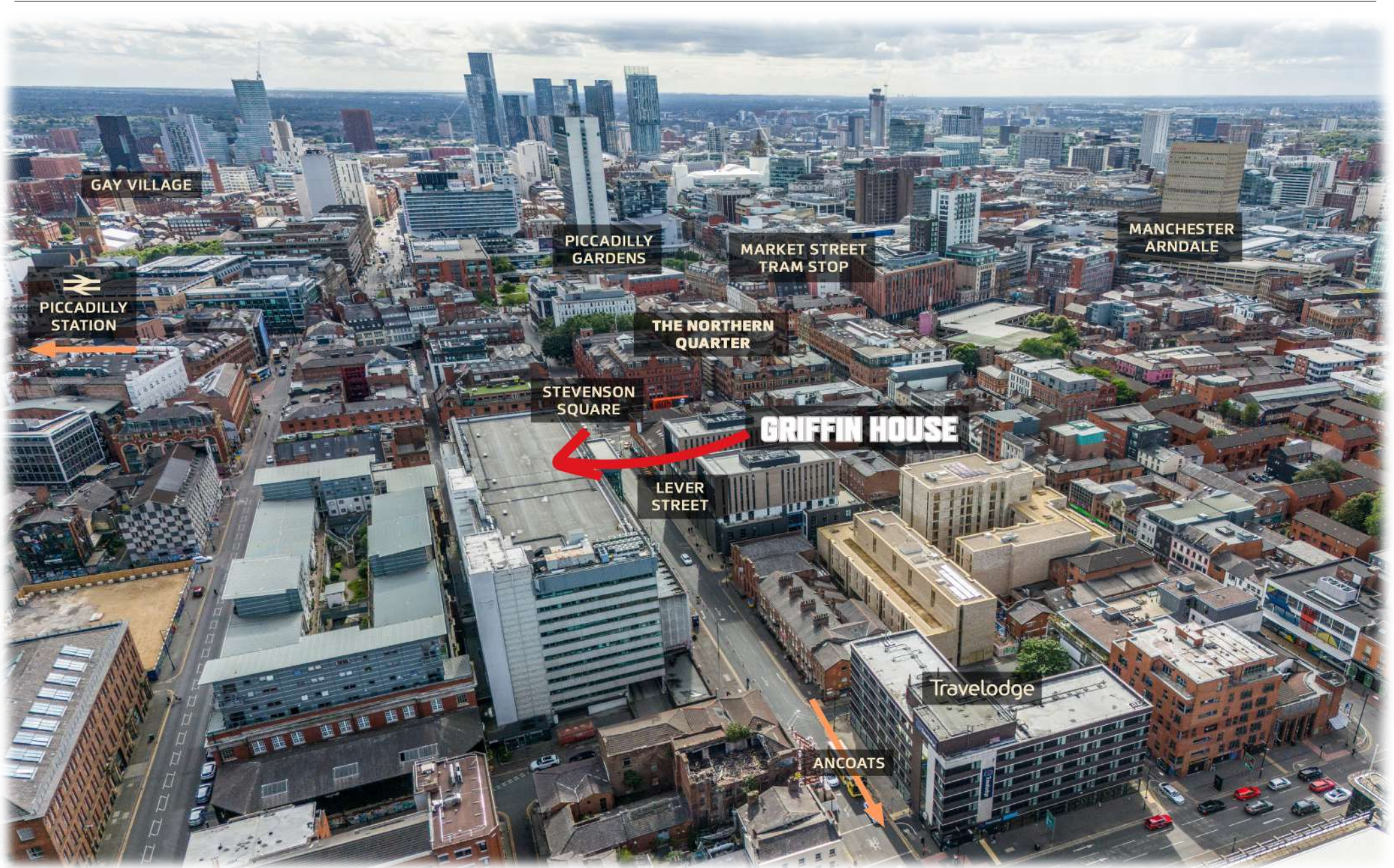


Unit 1 - (Internal)

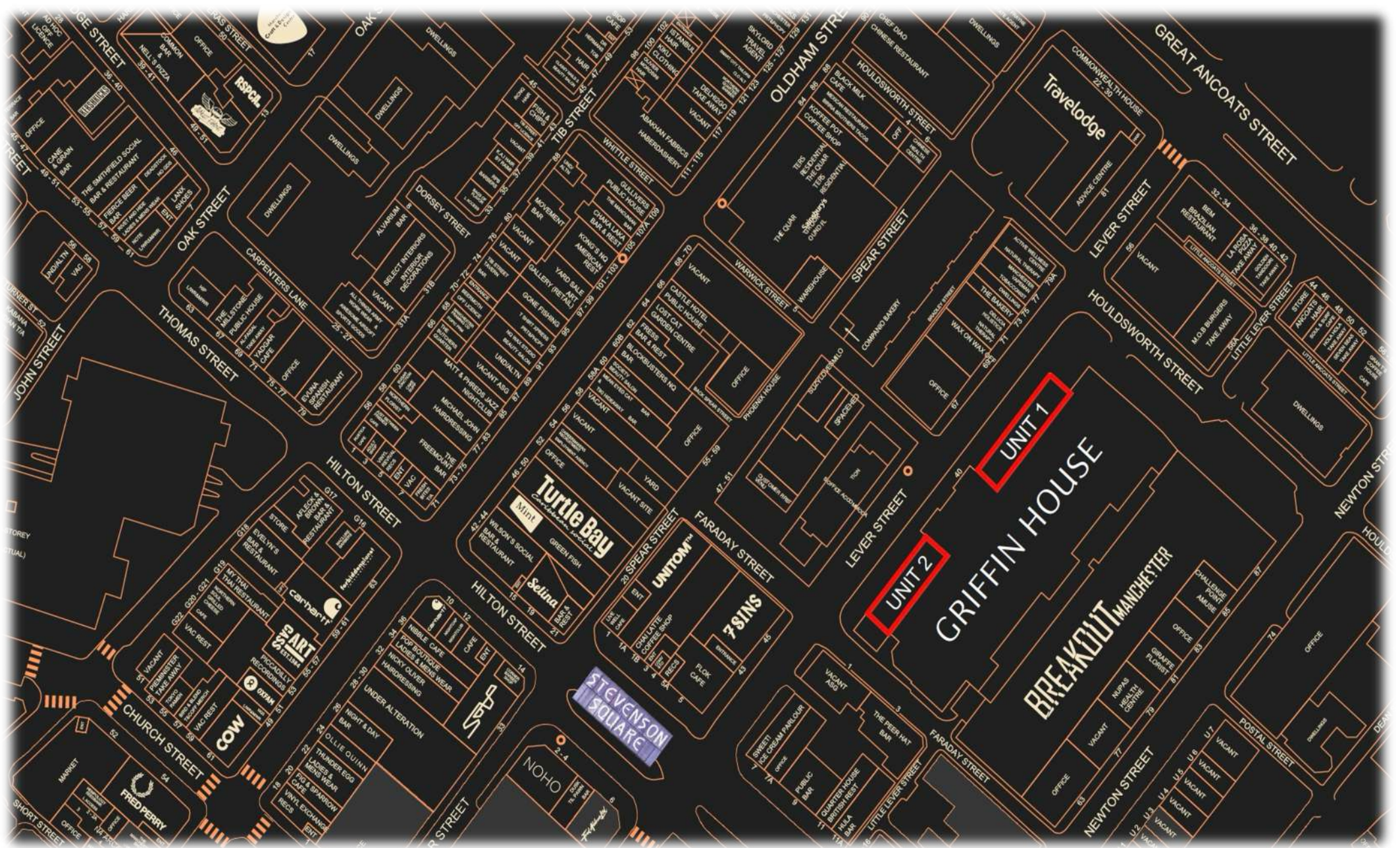


Unit 2 - (Internal)

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LOCATION & SITUATION

- The property occupies a prime and prominent position fronting Lever Street, in the heart of Manchester's Northern Quarter. Manchester's Northern Quarter is located to the immediate north east of Manchester City Centre. The Northern Quarter is firmly established as one of the city's most popular places to live, work and play. It is a centre of alternative and bohemian culture, renowned for its numerous bars and cafes, together with its eclectic mix of thriving independent shops, café bars, clubs, art galleries and restaurants.
- Griffin House is located opposite the Hive, an 80,000 sq ft Grade A office scheme and a stone's throw from the vibrant Stevenson Square and Hilton Street. The Property is just five minutes on foot from Piccadilly Railway Station and Piccadilly Gardens,, Manchester's retail core situated around Market Street and the Arndale Centre is less than a 10 minute walk.
- Immediate surrounding occupiers include Publix, Flok, Salmon of Knowledge, Noho, Nomad, Ezra & Gill, Soup Kitchen, Nancy Spains and Hula.

DESCRIPTION

- The Property contains two commercial units within the wider 148,000 sq ft 6 storey Griffin House.

ACCOMMODATON

- The available spaces comprise 2 ground floor highly prominent self contained units and which benefit from dedicated entrances and potential for external front terraces for al fresco dining and drinks.
- **Unit 1:** Comprises a fully fitted and operational staff café & restaurant. Layout is centred around a central servery, seating area of circa 50 covers arranged across a range of loose table and breakfast bar seating, fully equipped kitchen with extract system, back of house storage including walk in fridges and freezers. In addition are male & female W/C's with further storage to the rear (outside of demise currently) which could further extend the unit to c.3,250 sq ft.
- **Unit 2:** Is arranged as a ground floor open plan office and event space, with staff kitchen facilities.
- Both units offer a rare external terrace for outdoor seating (subject to pavement license).
- The two units offer a range of exciting coffee / food and beverage uses in addition to retail, leisure and gym opportunities.

Floor Area (NIA Basis)

Unit	Floor	SQ M	SQ FT
Unit 1	Ground	264.77 to 301.93	2,850 to 3,250
Unit 2	Ground	222.96	2,400
Total		487.73 to 524.89	5,250 to 5,650



Picture 1: Thomas Street – Northern Quarter



Picture 2: Stephenson Square – Northern Quarter

EPC

Updated EPC's are due to be completed for the two units .

SERVICES

We understand the units benefit from the following services; Mains drainage, gas, water and 3 phase electricity. Unit 1 currently benefits from a full extraction system and sufficient three phase power. We are informed that suitable extraction and power provision will be available to Unit 2.

RATEABLE VALUE

Unit 1: £21,558 with effect from April 2023. Unit 2: £21,111 with effect from April 2023. For the avoidance of doubt, business rates are the responsibility of any ingoing Tenant.

PREMISES LICENSE

Obtaining a suitable premises license, (if required) will be the responsibility of the ingoing Tenants.

PLANNING

We understand the property is not Grade II listed and is not located within a Conservation Area. Unit 1 benefits from an existing café and restaurant use under Class E. Unit 2 also benefits from a Class E planning consent. Class E broadly encompasses uses previously classified under A1, A2, A3, B1 and parts of D1 & D2. The Landlord will work alongside an ingoing Tenant to obtain the required planning permissions. (if required).

RENT / TERMS

Rent on application. The units are available by way of new internal repairing and insuring leases. The Landlord will provide relevant lease incentives to assist ingoing Tenants with their fitouts.

VAT / SERVICE CHARGE / INSURANCE

Figures stated are exclusive of VAT. The building has been elected for VAT and therefore VAT will be chargeable on rent. In addition, a proportionate service charge and a share of the building's insurance will be chargeable.

VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

DISCLAIMER

LBL Real Estate 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 Ltd 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 2025**

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CONTACT

Nick Huddleston MRICS
T: 0161 327 3685
M: 07791 251745
nick@lblrealestate.co.uk