

LEASE FOR SALE – PRIME COMMERCIAL OPPORTUNITY

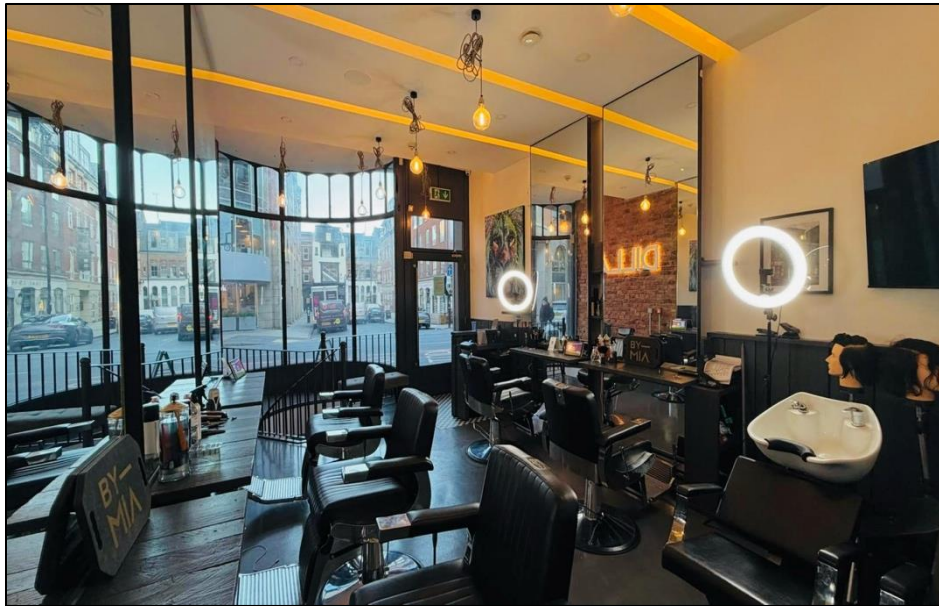
LBL Real Estate
Licensed / beds / leisure

NEW CHURCH HOUSE, 34 JOHN DALTON STREET, MANCHESTER, M2 6LE

*****Potential to Split First Floor*****



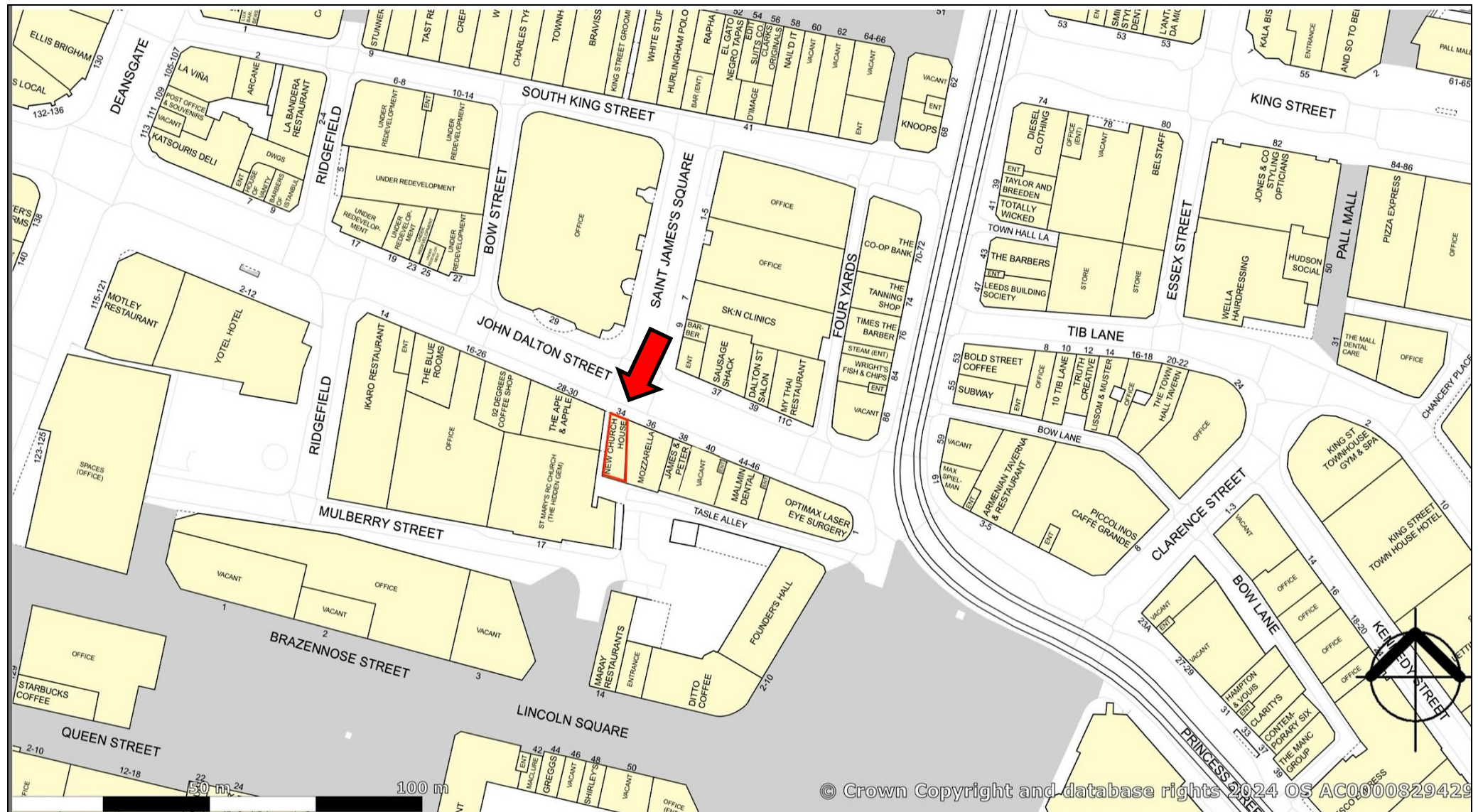
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KEY HIGHLIGHTS

- Prime location in the heart of Manchester city centre, in a highly visible position on John Dalton Street and in close proximity to Albert Square, Princess Street and Cross Street.
- Exceptional location within Manchester's Central Business District with strong all day footfall.
- Distinctive 18th Century period building surrounded by a range of Grade A offices and high quality pubs, bars, restaurants and retail stores.
- Rare opportunity to acquire a high quality fully fitted operational barber shop with basement hair training academy together with first floor artisan cocktail bar.
- Accommodation is arranged over 3 floors and totals 1,510 sq ft (Ground Floor: 519 sq ft, Basement: 416 sq ft and First Floor: 573 sq ft).
- Would suit a range of hair, beauty or wellness brands seeking a flagship location, together with a best in class cocktail / bar operator for the first floor (first floor can be acquired separately due to the separate entrance).
- The Property also offers a range of exciting wider uses including coffee shop, bar, restaurant, deli, eatery, retail and medical uses.
- 6 year lease from March 2025.
- Rent: £60,000 pa plus VAT (split as £42,000 pa for ground & basement and £18,000 pa for first floor).
- Flexibility to split the first floor accordingly and agree new long term leases (subject to Landlord approval).
- **Lease premium offers in the region of £60,000 are invited for assignment of the lease, Purchase of the Premises License and the fully fitted premises (save for any third party / leased items).**

OCCUPIER PLAN



NEW CHURCH HOUSE, 34 JOHN DALTON STREET, MANCHESTER, M2 5LE

LOCATION & SITUATION

- The property occupies a prime and prominent position fronting John Dalton Street and in close proximity to Deansgate, Princess Street, Cross Street and Albert Square. The Property is located within the heart of Manchester’s Central Business District with surrounding occupiers including numerous Grade A office schemes, Yotel, Six By Nico, Ape & Apple, Forbichi, Katsouris, 92 Degrees, Piccolino Grand Café and Founders Hall.
- Manchester’s premium retail pitch is located on King Street, 150 metres to the north, whilst Manchester’s main retail core situated around The Arndale and Market Street is located 0.3 miles to the north. Manchester main leisure and restaurant pitch is within a 5 minute walk, 300m to the south with occupiers including Pins Social Club (opening Q1 2026), Blue’s Kitchen, Flat Iron, Starbucks, Albert Shloss, Revolution de Cuba, Dirty Martinis and Brewdog.

DESCRIPTION

- The Premises is located within a wider 18th Century four storey with basement Property of brick construction with a distinctive glass frontage. Built in 1782, the building combines original character with a high end contemporary interior. The building comprises 4 Tenants, with the upper floors accessed from a main rear building entrance on Dalton Entry.

ACCOMMODATON

Ground Floor & Basement

- High quality contemporary five station barbershop and hair salon with prominent glazed entrance, reception area, customer bathroom, staff kitchen / store room and rear corridor access into the building stairwell and entrance lobby. The internal partitions are stud allowing an ingoing Tenant to combine the space into an enlarged open plan fitout.
- Spiral staircase to basement into a purpose built beauty and hair training academy with treatment and teaching space, shower room and massage room.

First Floor

- Accessed from rear staircase (separate access for evening operation) up to boutique fully fitted cocktail and events bar. Luxury interior with bespoke furnishings and lighting with feature bar servery, a range of bar and loose seating (c20 covers), customer and staff toilets and small kitchen area. Space is ideal for an artisan operator in addition to private hire, brand launches, or new hospitality concepts.

Floor Area (NIA Basis)

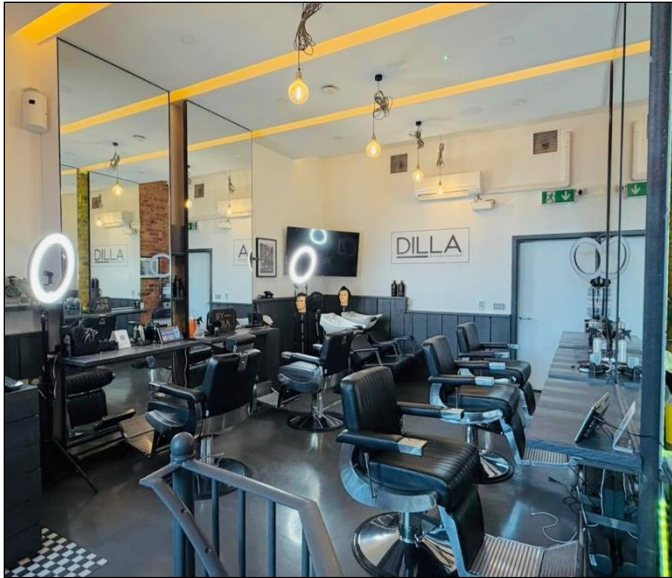
Floor	SQ M	SQ FT
Ground	48.21	519
Basement	38.64	416
First Floor	53.23	573
Total	140.08	1,508

Lease

- **Rent:** £60,000 pa (VAT is payable on the rent). Split as £42,000 pa for ground & basement and £18,000 pa for first floor.
- **Demise:** Ground, basement and first floor.
- **Lease Date:** 11th March 2025.
- **Term:** 6 years from 11th March 2025.
- **Tenant Break Option:** 11th March 2028 (6 months prior written notice).
- **Rent Deposit:** £18,000
- **Service Charge:** Capped at 10% of the rent.
- **Rent Review:** Open Market (March 2027 and 2031)
- **Lease Flexibility:** Flexibility to split the first floor accordingly and enter into new long term leases (subject to Landlord approval).

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INTERNAL PICTURES



Ground Floor



Basement



Basement



First Floor



First Floor



First Floor

EPC

An EPC Assessment is currently in hand. A copy of the EPC certificate will be available shortly.

SERVICES

We understand the property benefits from the following services; mains drainage, gas, water, 3 phase electricity, full air conditioning / air handling system.

RATEABLE VALUE

£23,524 from 1st April 2023. Based on the small business rates multiplier the rates payable are £8,400 pa. For the avoidance of doubt, the business rates are the responsibility of any ingoing Tenant.

PREMISES LICENSE

A Premises License exists to the first floor bar. Further information can be provided to credible and interested parties.

PLANNING

We understand the property is not Grade II listed nor is it located within a Conservation Area.

We note the premises is currently used for barber shop, training academy and bar,. The Property is therefore deemed to benefit from a Class E planning Consent of the Use Classes Order 1987 and subsequently amended on 1st September 2020.

Retail, office, bar restaurant, deli / eatery, leisure, boutique gym and medical related uses could also be permitted at the Property without any further change of use.

LEASE PREMIUM

Lease premium offers in the region of **£60,000** are invited for assignment of the lease and the Purchase of the Premises License and the fully fitted premises (save for any third party / leased items).

VIEWINGS

Viewings are to be arranged through LBL Real Estate.

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.

CONTACTS

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