

Long Leasehold Opportunity

The Grand

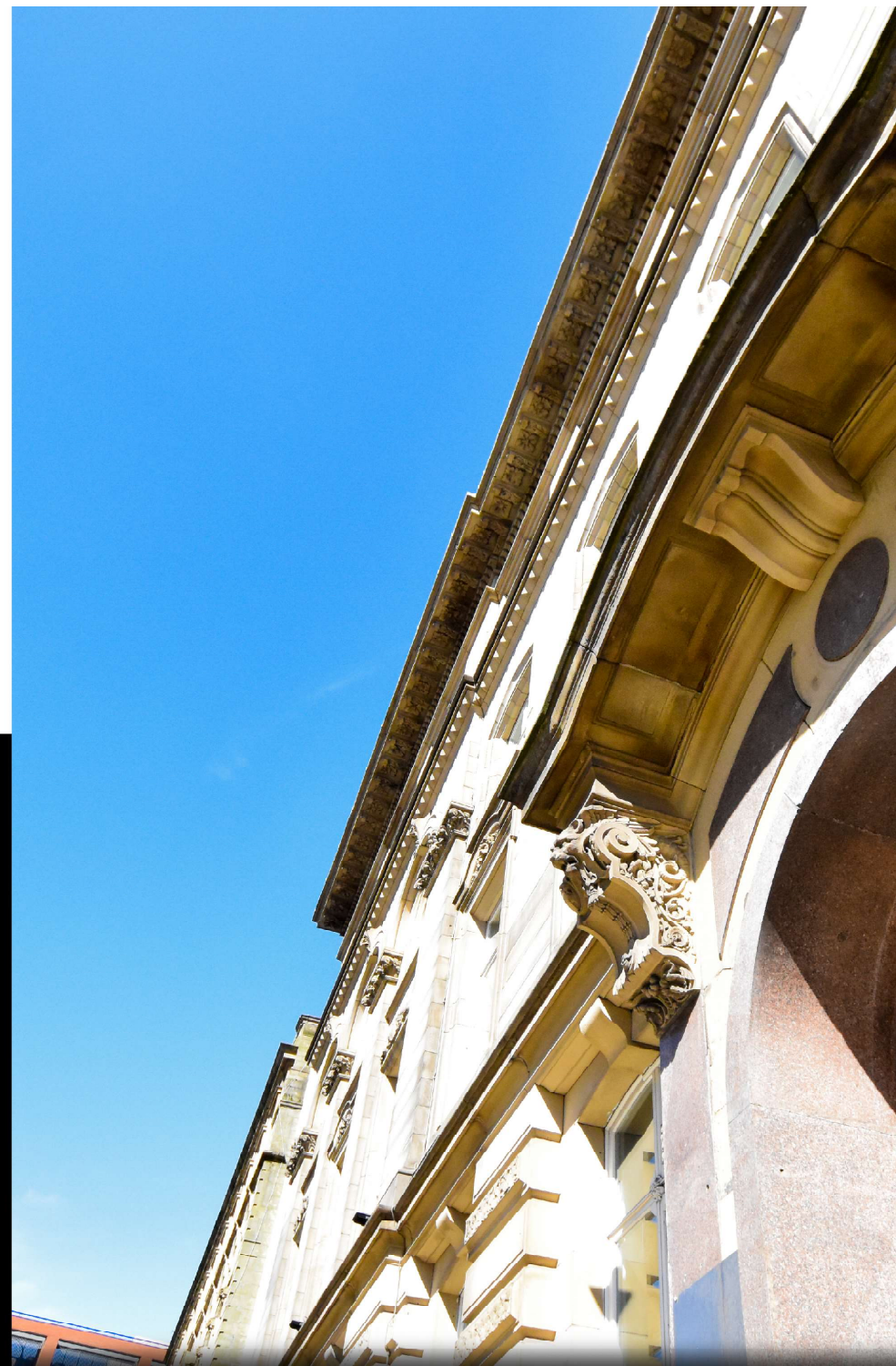
LOWER GROUND / BASEMENT

Aytoun Street | Manchester | M1 3DA



Welcome to The Grand

The Grand represents a unique opportunity to acquire 31,634 sq/ft of lower ground and basement space. Fully self-contained with dual entrances, The Grand would suit a variety of possible uses; office, leisure, retail, hotel, casino or spa to name a few. Built in 1868, the property is a great opportunity to deliver a contemporary refurbishment within a building of great heritage.



Heritage

The Grand

Located in the heart of Manchester city centre, close to the recently regenerated Piccadilly Gardens, the former Grand Hotel is an imposing Grade II listed building built in the 1860s. Starting out as a cotton warehouse, it wasn't long before it became the well-known hotel. A conversion into 115 apartments was carried out in the 1990s.

The 31,634 sq/ft, 2 storey basement has been completely separated from the upper levels and is currently a blank canvas perfect for a variety of business, leisure or commercial uses.



Location Piccadilly

This central Manchester location boasts an enviable position close to all the amenities of the town centre, including fantastic transport links, with Piccadilly train station just 500 metres away and Piccadilly Gardens tram stop and bus station just over the road. The building occupies a prominent corner position fronting Aytoun Street and bounded by Hope Street, Chatham Street and Circus Street, close to Piccadilly and its junction with Portland Street. The green space of Piccadilly Gardens is the centrepiece of the city and is just a stones' throw from The Grand. Manchester's newest leisure district, Kampus is also within a few minute's walk. There is the added benefit of a 712 space, multi-storey car park next door with a further 132 space, surface car park located immediately opposite.

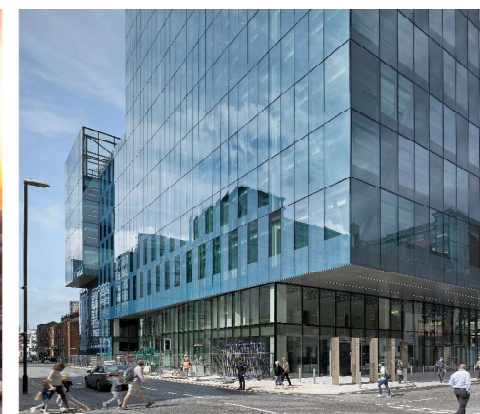


Why Manchester?

Manchester is the UK's premier city (outside of London) and widely accepted as the cultural and economic capital of the North. Currently, Manchester is the fastest growing regional centre in the UK as a result of the government's 'Northern Powerhouse' and 'Levelling Up' initiatives.

Its economy has almost doubled in size in the last 20 years with an annual growth of 3.2%. The city benefits from 40% lower operating costs than London and was ranked 'The Best City in Europe for Business Friendliness' by the Financial Times in 2020.

Bloomberg named Manchester 'The Best City for New Jobs in England'. With a GVA of £66bn, the Greater Manchester region generates wealth equal to that of Liverpool, Leeds and Sheffield combined.





THE ECONOMIC CAPITAL OF THE NORTH



The Asset

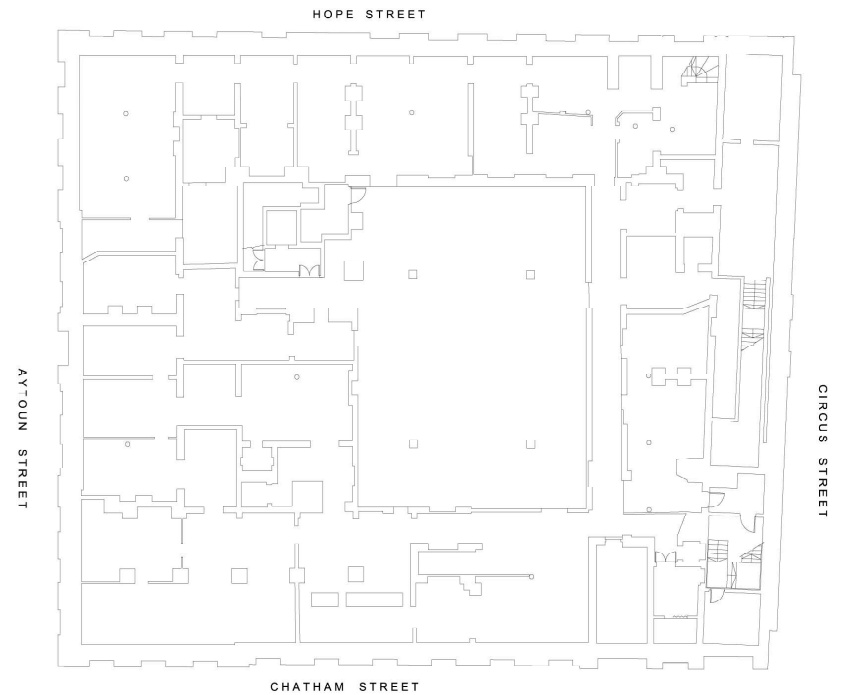
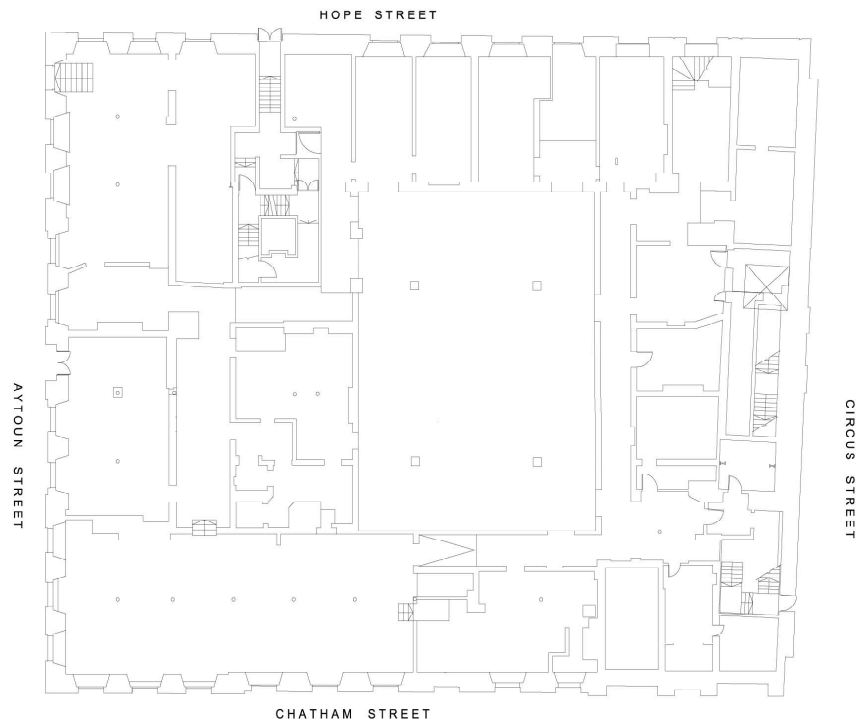
- Lower ground and basement level accommodation
- Total of 31,634 sq/ft NIA / 2,939 sq/m NIA
- Two separate entrances providing the option for multi-occupancy
- Two fire escapes to the rear (off Circus Street) allowing for two self-contained units
- Ability to replace or refurbish existing windows providing extensive natural light
- Double-height open ceilings in the vast majority of the accommodation.
- A number of the existing internal walls are not load-bearing and can be removed
- Excellent load-bearing capabilities
- Existing A3 planning consent but Manchester City Council are open to a variety of uses subject to planning



Schedule of Accommodation

Upper Level

Lower Level



14,358 sq/ft | 1,334 sq/m

17,276 sq/ft | 1,605 sq/m

Existing Interior



Upper Level | 14,358 sq/ft

Lower Level | 17,276 sq/ft

The Opportunity

The space lends itself to a vast variety of leisure opportunities with options to remove internal walls and completely reconfigure the space. In these visualisations, we have showcased a food hall style eatery and bar concept to show one option of how the space could be developed.



The Neighbours

Amenities

- 1 The Northern Quarter
- 2 Arndale Centre
- 3 Market Street (main shopping area)
- 4 Morrisons
- 5 Primark
- 6 Pret A Manger
- 7 Starbucks
- 8 Kampus
- 9 The Alchemist
- 10 Six By Nico
- 11 Flight Club
- 12 Cube
- 13 Central Business District
- 14 Franco Manca

Hotels

- 15 Malmaison
- 16 BrewDog DogHouse
- 17 DoubleTree by Hilton
- 18 Mecure Hotels
- 19 Pure Gym
- 20 The Gym Group
- 21 VIBE Mosley Street

Gyms

- 19 Pure Gym
- 20 The Gym Group
- 21 VIBE Mosley Street

Parking

- 22 CitiPark 75 Dale St
- 23 Car Park - Piccadilly Gardens
- 24 NCP Piccadilly Plaza
- 25 Q-Park Piccadilly Place

 Piccadilly Train Station

 Metrolink





CITY LIFE



Proposal

Tenure

Long Leasehold

Price

£3,000,000 exc

Business Rates

The asset is currently not assessed

EPC

Further details available upon request

VAT

The property is elected for VAT therefore VAT will be payable on the purchase price

Listing

The asset is Grade II listed

Viewings: strictly by arrangement via Sixteen Real Estate

Sixteen.

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