

Sixteen.

Leisure, Office, Retail, Retail - In Town, Showroom,
Open Storage

FOR SALE



The Grand, 1 Aytoun Street, Manchester, M1 3DA

The Grand represents a unique opportunity to acquire 31,634 sq ft of lower ground and basement space in the heart of Manchester City Centre

Summary

Tenure	For Sale
Available Size	14,358 to 31,634 sq ft / 1,333.90 to 2,938.89 sq m
Price	Offers from £3,000,000
EPC Rating	Upon Enquiry

Key Points

- Lower Ground and basement accommodation
- Ability to replace / refurbish existing windows to provide excellent natural light
- A number of internal walls are not load bearing and can be removed
- Two separate entrances providing opportunity for dual occupancy
- Double height open ceilings in vast majority of accommodation
- Excellent load bearing capabilities

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Description

Located in the heart of Manchester City Centre, the former Grand Hotel is an imposing Grade II Listed building comprising upper floor residential apartments and lower floor and basement space. The 2 story basement has been completely separated from the upper levels and is currently a blank canvas perfect for a variety of business, leisure or other commercial uses.

Location

This central Manchester location boasts an enviable position close to all the amenities of the city centre including fantastic transport links with Piccadilly Railway Station just 500m away and Piccadilly Gardens Metro stop just over the road.

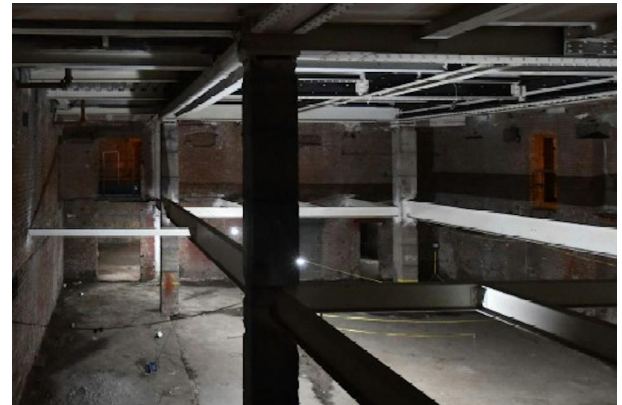
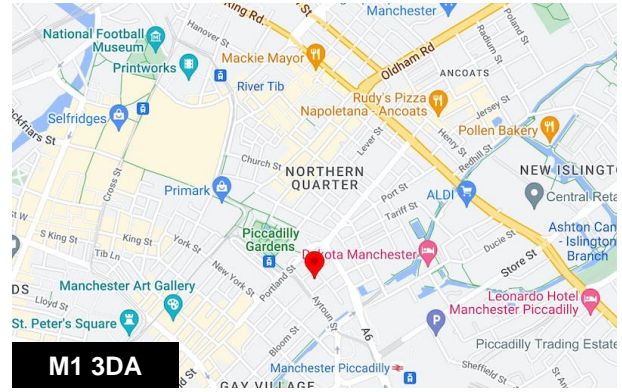
The building occupies a prominent position fronting Aytoun Street and bounded by Hope Street, Chatham Street and Circus Street.

Manchester's newest leisure district is two minutes walk away and there is the added benefit of a 712 space multi storey car park next door.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	14,358	1,333.90	Available
Basement	17,276	1,604.99	Available
Total	31,634	2,938.89	



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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