

RESIDENTIAL INVESTMENT OPPORTUNITY

1-5

Swan Street

Manchester  
M4 5JJ





## Investment Highlights

- Prominent corner location in the vibrant **Northern Quarter**
- High-quality **residential** and **commercial** accommodation
- **Excellent transport links** and **local amenities** in close vicinity
- **Recent £600,000 refurbishment of commercial space** which is currently let to Classiq Leisure Ltd on 18-year lease from July 2020
- Current gross residential income (inc wifi & utilities) of **£203,320 (2 vacant units)**
- Residential ERV (inc wifi & utilities) once fully let reflects **c£241,000 per annum**
- Commercial income of **£90,000 per annum** (lease expiry September 2038)
- Offers are invited in excess of **£4,400,000** subject to all existing tenancies, subject to contract, reflecting a gross yield of **7.5%**, assuming the property is fully let







# Prime location in the heart of Manchester City Centre

## ON FOOT

|   |         |
|---|---------|
| China Town  | 14 min  |
| Piccadilly Gardens /<br>Metrolink & Bus Interchange | 5 mins  |
| Market Street                                       | 10 mins |
| St Peter's Square / Metrolink                       | 15 mins |
| Oxford Road Station                                 | 23 mins |

|                    |         |
|--------------------|---------|
| Piccadilly Station | 15 mins |
| Spinningfields     | 20 mins |

## RAIL

|            |               |
|------------|---------------|
| London     | 2 hrs 4 mins  |
| Leeds      | 50 mins       |
| Liverpool  | 33 mins       |
| Birmingham | 1 hrs 30 mins |
| Edinburgh  | 3 hrs 30 mins |
| Newcastle  | 2 hrs 20 mins |

## METROLINK

|                    |         |
|--------------------|---------|
| Manchester Airport | 40 mins |
| Media City         | 20 mins |
| East Didsbury      | 30 mins |
| Ashton-under-Lyne  | 30 mins |
| Bury               | 25 mins |
| Altrincham         | 20 mins |



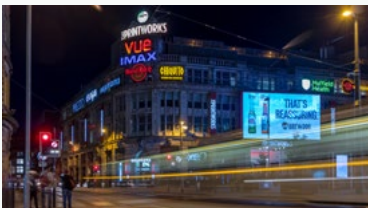
The property is located in the vibrant Northern Quarter, a prime location known for its creative atmosphere with an abundance of bars and restaurants. The area is a hub for city centre living and is widely regarded as one of the best places to live in the city.



0.4 miles from  
Manchester  
Victoria Station



Excellent access  
to city centre  
amenities



0.6 miles from  
Manchester  
Piccadilly Station



AMENITIES

- 1 Band on the Wall
- 2 Holiday Inn Express
- 3 Rose & Monkey Hotel
- 4 Frog & Bucket
- 5 Crowne Plaza
- 6 Premier Inn
- 7 Ramona
- 8 Cocoa Cabana
- 9 Pull Up Bar
- 10 Staycity Aparthotels
- 11 Erst
- 12 Edinburgh Castle Pub
- 13 The Counter House
- 14 Canto
- 15 Mana
- 16 Bar Fringe
- 17 Crown & Kettle Pub
- 18 Lost in Tokyo
- 19 Blossom St Social
- 20 Hallé Cafe Cotton
- 21 Seven Brothers Beerhouse
- 22 Mackie Mayor
- 23 Roomzzz
- 24 Smith's Yard
- 25 Turtle Bay
- 26 Goopy NQ
- 27 Cane & Grain
- 28 The Castle Hotel
- 29 Dakota Manchester
- 30 Terrace NQ
- 31 NQ64
- 32 63 Degrees
- 33 Glasshouse
- 34 Almost Famous
- 35 Common
- 36 PUPA Restaurant & Bar
- 37 Federal Cafe Bar
- 38 Noi Quattro
- 39 Sweet Mandarin
- 40 Black Milk
- 41 TNQ
- 42 Pieminister
- 43 Matt & Phreds Jazz Club
- 44 Rudys Pizza
- 45 Port Street Beer House



The property comprises a mixed-use development consisting of a basement/ground floor commercial unit with 15 studio rooms arranged over the 1st, 2nd & 3rd floors



COMMERCIAL

The commercial accommodation is at ground and basement levels, offering a total gross internal area of 3,425 sq ft. The ground floor features an open plan bar area with perimeter seating and a central U-shaped bar. The basement level includes additional trading space, customer toilets, cellage, and storage areas.

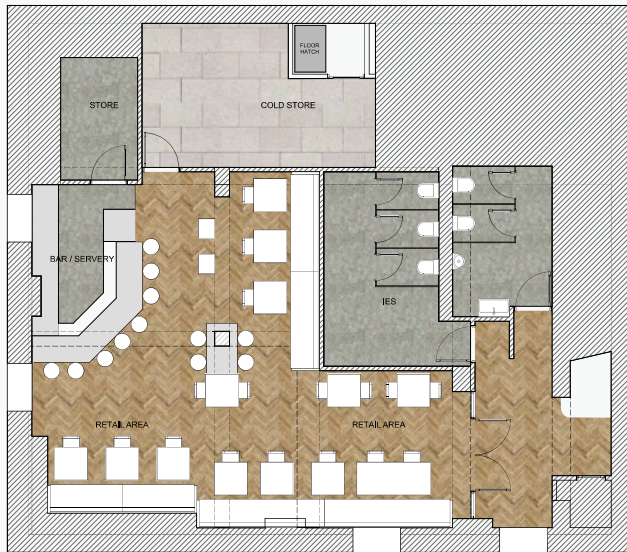
| FLOOR / UNIT              | USE                 | SQ FT |
|---------------------------|---------------------|-------|
| Ground Floor              | Trade and Ancillary | 1,786 |
| Basement                  | Trade and Ancillary | 1,639 |
| Total Gross Internal Area |                     | 3,425 |

The ground floor and basement is currently let by way of a lease dated 23 July 2020 made between Oppidan Commercial Investments Limited and Lazy Dog Leisure Limited. Lazy Dog Leisure Limited assigned their lease to Classiq Leisure in September 2022.

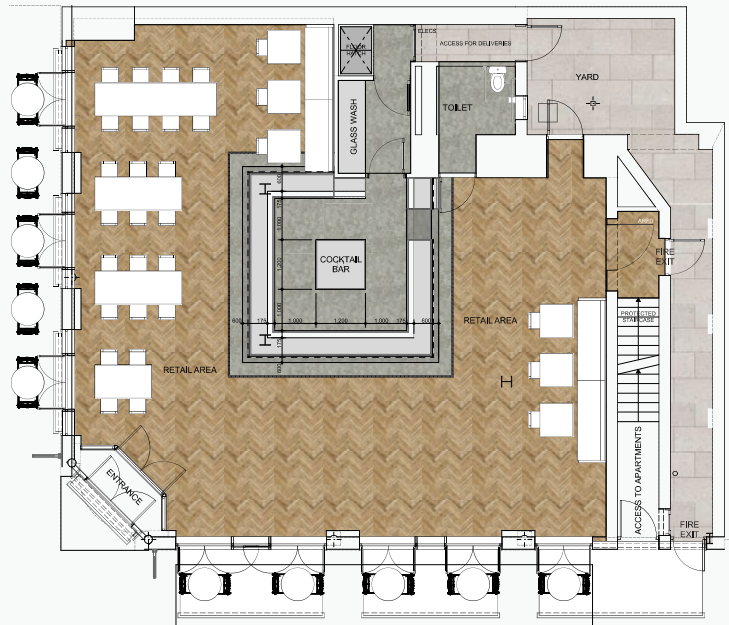
| TENANT                            | ACCOMMODATION                  | SQ FT | LEASE START | LEASE END         | RENT RE-VIEW                                      | RENT £ P.A. | EPC |
|-----------------------------------|--------------------------------|-------|-------------|-------------------|---|-------------|-----|
| Classiq Leisure t.a. The Wayfarer | Ground 1,786<br>Basement 1,639 | 3,425 | 1 July 2020 | 20 September 2038 | 1st January 2026 and 5th anniversary of that date | £90,000     | B   |

\*a copy of the lease is available in the dataroom

BASEMENT



GROUND FLOOR





RESIDENTIAL

The upper floors provide 15 high quality studio rooms, each benefiting from their own kitchenette and bathroom. Shared resident amenities are located on the first floor and include a dining room, kitchen, sitting area/lounge, library, and a quiet study room. The property also features an external terrace.

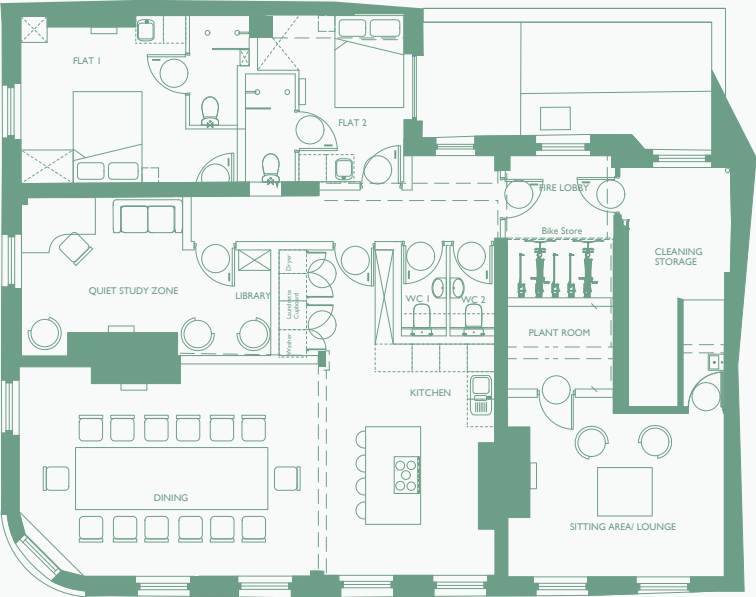
Accommodation breakdown as follows:

| FLAT  | LEVEL  | BEDS | SQ FT |
|-------|--------|------|-------|
| 1     | First  | 1    | 200   |
| 2     | First  | 1    | 150   |
| 3     | Second | 1    | 240   |
| 4     | Second | 1    | 200   |
| 5     | Second | 1    | 310   |
| 6     | Second | 1    | 200   |
| 7     | Second | 1    | 210   |
| 8     | Second | 1    | 180   |
| 9     | Second | 1    | 150   |
| 10    | Third  | 1    | 225   |
| 11    | Third  | 1    | 180   |
| 12    | Third  | 1    | 260   |
| 14    | Third  | 1    | 180   |
| 15    | Third  | 1    | 310   |
| 16    | Third  | 1    | 200   |
| Total |        | 15   | 3,195 |

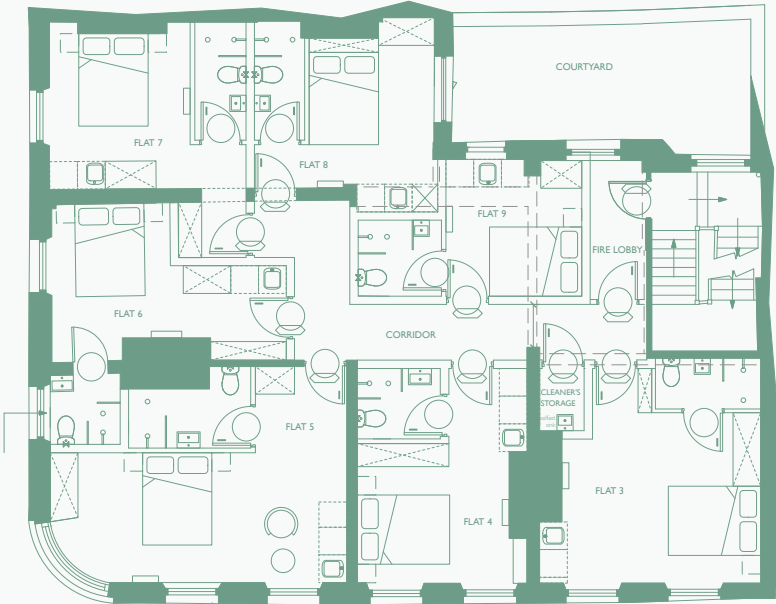
The studio apartments are let on licences to occupy on a short term basis from Oppidan Residential Investments Ltd. Rents are inclusive of utilities, WiFi, furnishings & twice weekly cleaning of communal areas.

The accommodation is currently generating £203,320p.a. with a full breakdown of historic performance available on the datasite.

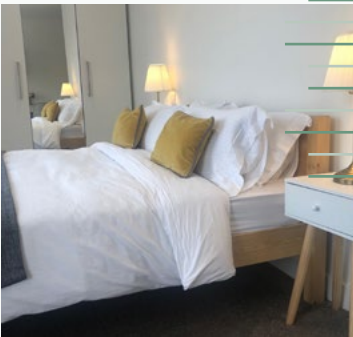
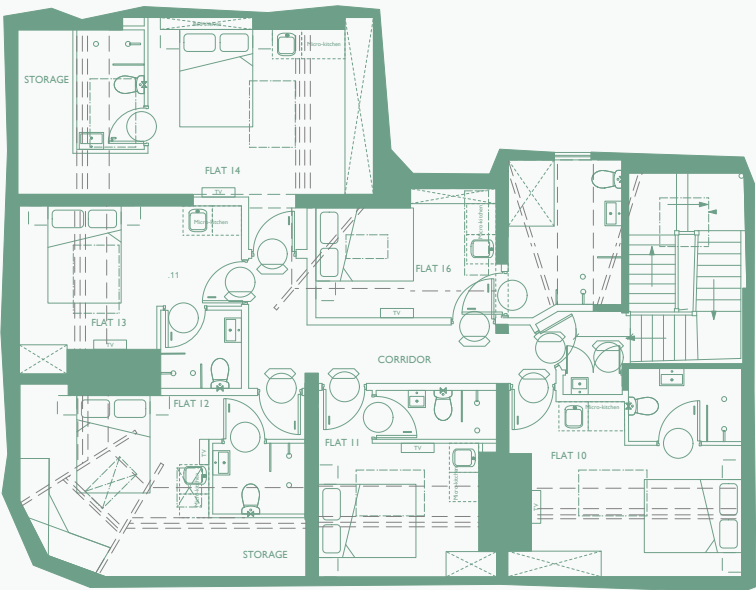
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR





## FURTHER INFORMATION

### TENURE

Freehold

### DATASITE

A dataroom is available on request.  
Please contact JLL for access and further information.

### PROPOSAL

Offers invited in excess of £4.4 million.

### VAT

The property is elected for VAT.

### ADDITIONAL INFORMATION

JLL must comply with Anti Money Laundering Regulations. As part of this requirement, JLL must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

### VIEWINGS

Viewing dates will be circulated. Please confirm your intention to view with JLL.

**Robert Hogarth**  
Robert.hogarth@jll.com  
+44(0)781 425 6208

**Corina Ositelu**  
Corina.ositelu@jll.com  
+44(0)759 631 6657

**Megan Jackson**  
Megan.jackson@jll.com  
+44(0)770 952 3242

