

TO LET
UNIQUE RETAIL/LEISURE OPPORTUNITY



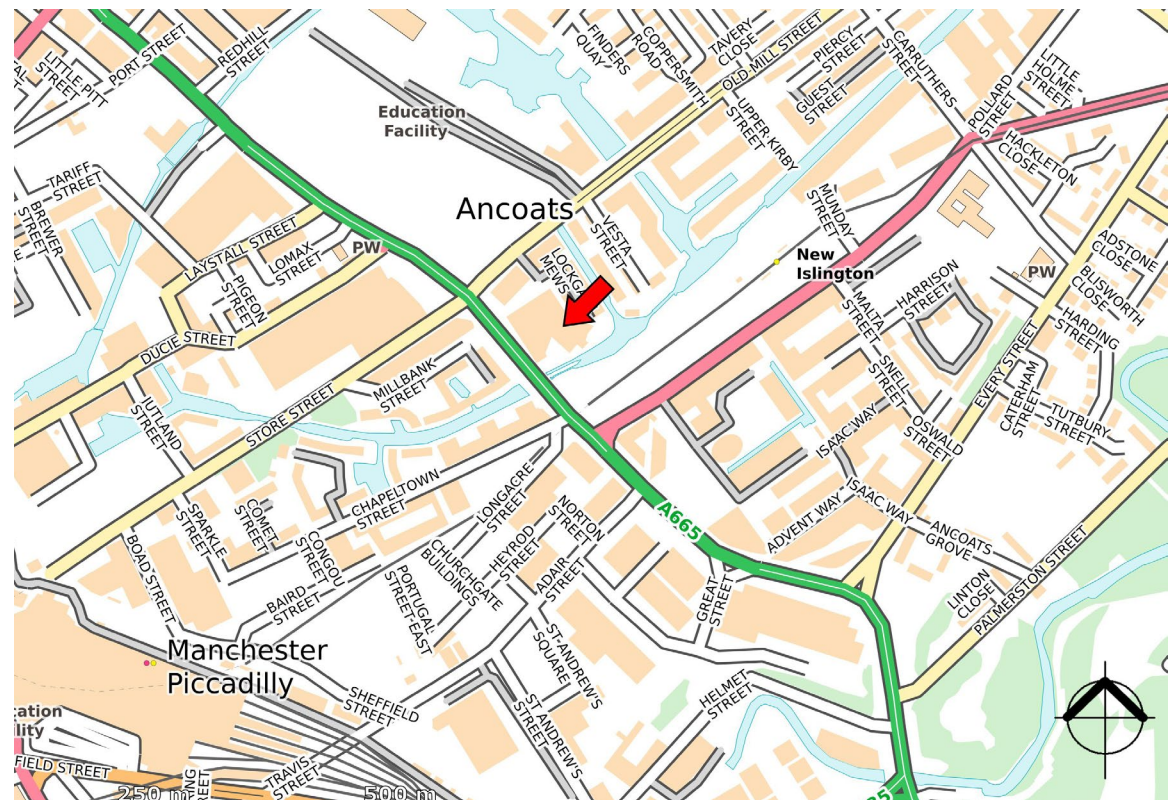
157 Great Ancoats Street,
Manchester, M4 6DH

- Arranged over Ground and first floors.
- Desirable location within the New Islington regeneration area.
- Suitable for a variety of uses subject to planning (STP).
- Nearby occupiers include: Sainsbury's, Diecast, Dakota Bar and Grill, M&S, Go Outdoors, PureGym, Aldi, and Bite Box.

LOCATION

The property is located in a popular and highly sought after area within the New Islington district of Manchester City Centre. The property is well accessed by public transport, being only a short walk from New Islington Metrolink as well as Piccadilly train Station.

New Islington is undergoing significant regeneration with various large scale residential and commercial developments providing a large captive audience for operators seeking representation within the area. The property forms part of the Islington Wharf development which provides high quality commercial space across the ground and first floors, with contemporary living accommodation for its occupiers on the upper floors. The property is accessed via great Ancoats Street and benefits from grade level access to the front elevation.



The area is popular with a host of quality retail and leisure operators such as Sainsbury's, Diecast, Dakota Bar and Grill, M&S, Go Outdoors, PureGym, Aldi, and Bite Box all trading within the locality.

ACCOMMODATION

The property forms part of a modern and attractive mixed use building and is arranged over ground and first floors.

The property comprises the following approximate floor areas:

Floor	SQ M	SQ FT
Ground Floor	119.53	1,286
Mezzanine	105.25	1,133

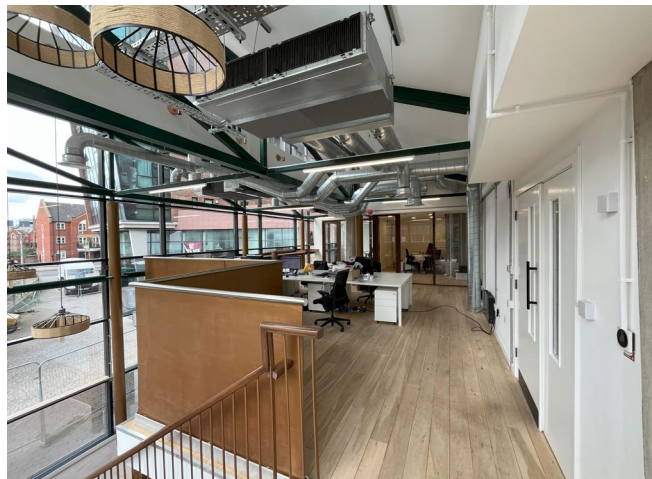
LEASE

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

Upon application.





PLANNING

The premises benefit from planning permission for class E uses.

BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

SERVICE CHARGE/INSURANCE

A service charge will be levied to cover the maintenance of the common areas of the building and will be charged on an apportioned basis along with the building insurance.

EPC

Energy Performance Certificate Rating available on request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



MATT ROBERTS
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07570 294 627



CONOR MULLOY
Director
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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: October 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.