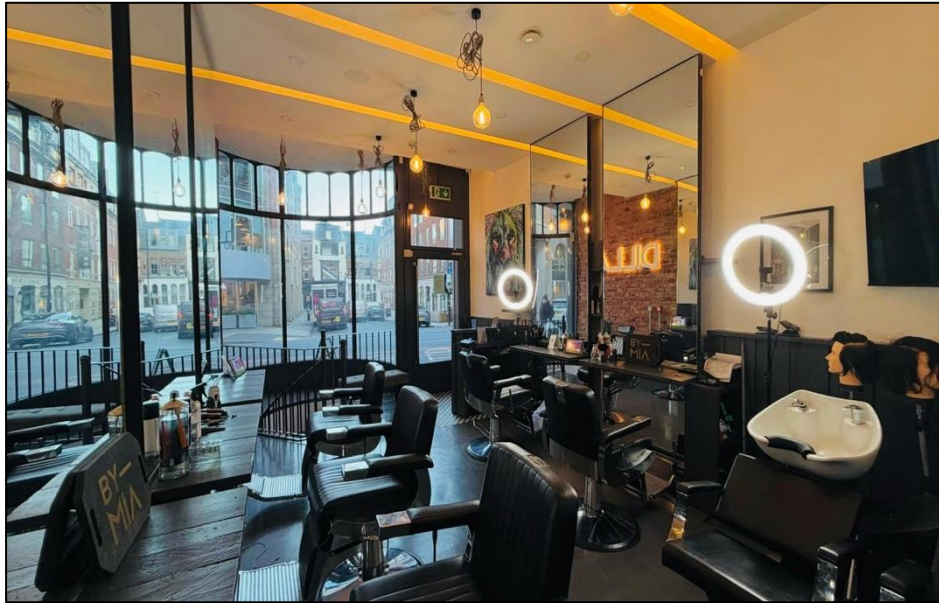


LEASE FOR SALE – PRIME COMMERCIAL OPPORTUNITY

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



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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.
- Accommodation is arranged over 2 floors and totals 935 sq ft (Ground Floor: 519 sq ft and Basement: 416 sq ft).
- Would suit a range of hair, beauty or wellness brands seeking a flagship location.
- 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: £42,000 pa plus VAT.
- **Lease premium offers in the region of £15,000 are invited for assignment of the lease and the fully fitted premises (save for any third party / leased items).**

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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.

ACCOMMODATION

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.
- Considering alternative uses, the Property offers a range of exciting wider uses including retail, coffee shop, bar, restaurant, deli, eatery and medical uses.

Floor Area (NIA Basis)

Floor	SQ M	SQ FT
Ground	48.21	519
Basement	38.64	416
Total	86.85	935

Lease

- **Rent:** £42,000 pa plus VAT
- **Demise:** Ground and basement.
- **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 enter into new long term lease (subject to Landlord approval).

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INTERNAL PICTURES



Front Elevation



Ground Floor



Ground Floor



Basement



Basement



Basement

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.

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 **£15,000** are invited for assignment of the lease and the Purchase of 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.

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Nick Huddleston MRICS
T: 0161 327 3685
M: 07791 251745
nick@lblrealestate.co.uk