

# 25 Church Street

Manchester, M4 1PE

DANIEL & CO  
HARRIS

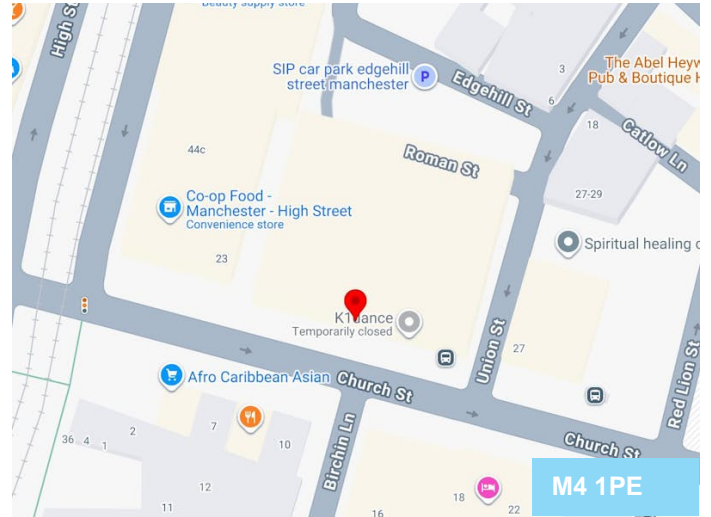


## TO LET

7,100 TO 15,700 SQ FT  
(659.61 TO 1,458.58 SQ M)

Ground Floor & Basement  
Leisure Premises

- Northern Quarter
- Potential to Split
- New key point...



## Summary

Available Size	7,100 to 15,700 sq ft
Rent	Rent on application
Rateable Value	£110,000
Service Charge	Upon Enquiry
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
EPC Rating	D

## Description

The premises comprise the ground floor and basement, formerly used as dance centre. The space could be used for a gym or a variety of other users, including office or retail, subject to an appropriate Planning Consent.

## Location

The property is located on Church Street on the edge of the City's Northern Quarter and close to its retail core. It is a short distance from the Arndale Centre and Piccadilly with numerous shops, bars and restaurants in the immediate vicinity. Metro and bus interchanges are also close by at Piccadilly and Shude Hill.

The area is also the main creative district for the region with numerous offices and apartments in the immediate vicinity.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Size	sq ft	sq m	Total /sq ft
Ground	8,600 sq ft	8,600	798.97	-
Basement	7,100 sq ft	7,100	659.61	-
<b>Total</b>		<b>15,700</b>	<b>1,458.58</b>	

## Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

## Legals

Each party to bear their own legal fees incurred in each transaction.

## Planning

The premises are understood to have D2 Planning Consent but may be suitable for other uses, subject to an appropriate Planning Consent.

## VAT

All figures are shown exclusive of, but are liable to, VAT

## Identity checks//AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

## Viewings

Stricly by appointment with appointed Agent.

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### IMPORTANT NOTICE

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract. Members of the Agents firm have no authority to make any representation or warranty in relation to the property. Generated on 23/12/2025

