

PRIVATE & CONFIDENTIAL, STAFF UNAWARE

TO LET

CITY CENTRE RETAIL/LEISURE



**30 Brown Street,
Manchester M2 1DH**

- 260.41sqm (2,803Sqft) at ground floor.
- Expansive frontage to Brown Street in the heart of Manchester's commercial district.
- Suitable for a variety of uses subject to planning(STP).
- Nearby occupiers include: Flight Club, Café Beermoth, Black Cat Club, Grand Pacific, All Bar One, Lucky Cat by Gordon Ramsay and Pizza Express.

LOCATION

The premises are prominently situated with an expansive frontage to Brown Street in the heart of Manchester's commercial district. Brown Street is a busy link between the city's prime retail destination of Market Street and the traditional business district of King Street/Spring Gardens.



Operators within the immediate vicinity include; Flight Club, Café Beermoth, Black Cat Club, Grand Pacific, All Bar One, Lucky Cat by Gordon Ramsay and Pizza Express.

ACCOMMODATION

The premises are arranged over ground floor and comprise the following approximate areas:

Floor	SQM	SQFT
Ground	260.41	2,803

LEASE

The premises are available by way of a new Full Repairing 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).



To arrange a viewing please contact:



MATT ROBERTS
Chartered Surveyor
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07570 294 627



CONOR MULLOY
Director
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07841 661 990

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 of A.

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.

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.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
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.