



Marlbro House

52 Newton St,
Manchester City Centre
M1 1ED

RARE PURCHASE
OPPORTUNITY
WITH
DEVELOPMENT
POTENTIAL

Manchester City Centre
in the Award Winning
Northern Quarter





Hilton Tower

ST. PETERS SQUARE

Mercure Piccadilly Hotel

PICCADILLY GARDENS

Piccadilly Gardens



Fourways House

MARKET STREET

The Light

Northern Quarter

Stevenson Square

The Hive

A665 Ring Road

Great Ancoats

Manchester Arndale

EXCHANGE SQUARE

SHUDEHILL INTERCHANGE

Express Building

Victoria Station

VICTORIA

1 Angel Square

Mackie Mayor

Northern Quarter

Manchester's Northern Quarter is one of the most sought after locations within the city centre that is now regarded as the creative hub attracting the most contemporary and creative tech companies. Its unique culture and setting has created an environment like no other within the city. The Northern Quarter has attracted a mix of shops, cafes and restaurants as well as fashion companies and start up's. The area is also home to several well known occupiers such as Boohoo, Ticketmaster, The Arts Council England, Lad Bible and 5plus Architects.



Northern Quarter Leisure

The vibrant nature of the area has led it to become one of the most sought-after locations in Manchester, both socially and commercially. The NQ provides unrivalled food and leisure facilities to include:

- The Salmon of Knowledge
- Cottonopolis
- Rudy's Pizza
- Lost in Tokyo
- Mackie Mayor Foodhall
- Matt and Phreds Jazz Bar
- Band on the Wall
- Diecast

By day it is a thriving hub of creative and digital businesses, served by independent cafes, shops and restaurants. By night the Northern Quarter is one of the most popular night life destinations in Manchester with a variety of independent restaurants, bars and pubs.





Public Realm

Plans have been announced for investment into the public realm in the immediate vicinity of 52 Newton St to include the pedestrianisation of part of Stevenson Square and to improve cycling within the Northern Quarter. In addition to this, major plans for the redevelopment of Piccadilly Gardens have also been announced.



Situation

Marlsbro House is situated in one of the most prominent thoroughfares of the Northern Quarter on the junction of Newton Street and Hilton Street. The property overlooks Stevenson Square and Tib Street, the recognised centre of the Northern Quarter.

Amenities

- 1 Band on the Wall
- 2 Holiday Inn Express
- 3 Rose & Monkey Hotel
- 4 Frog & Bucket
- 5 Crownne 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 Gooley NQ
- 27 Cane & Grain
- 28 The Castle Hotel
- 29 Dakota Manchester
- 30 Terrace NQ
- 31 NQ6H
- 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



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On Foot

Piccadilly Gardens / Metrolink & Bus Interchange	5 mins
Market Street	5 mins
Piccadilly Station	8 mins
China Town	12 mins
St Peter's Square / Metrolink	13 mins
Spinningfields	18 mins
Oxford Road Station	21 mins

0.5 miles from Manchester Piccadilly Station



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

0.4 miles from Manchester Victoria Station

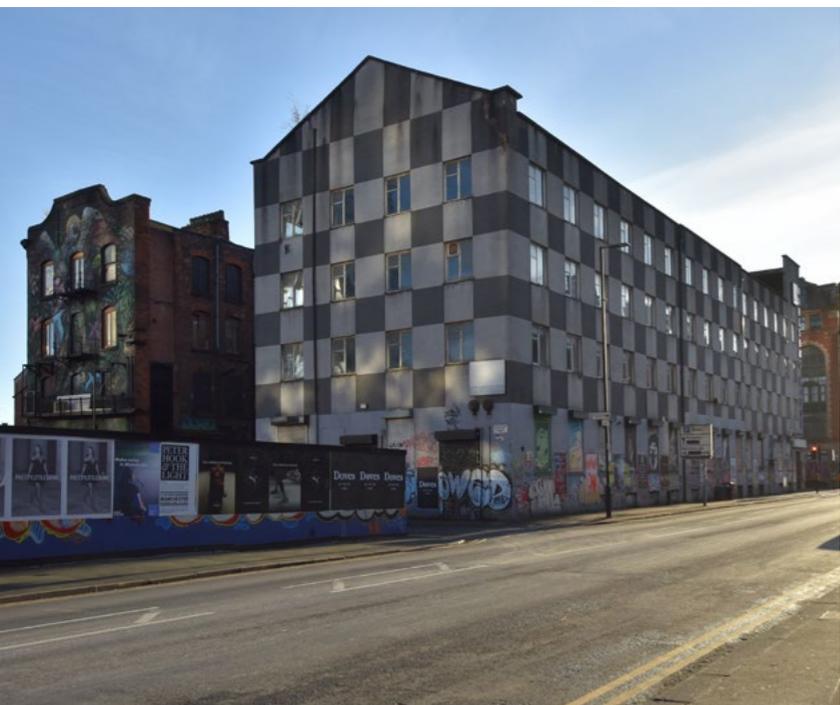


Metrolink

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

Description

The Grade II Listed building **Marlsbro House** is arranged on lower ground, ground and 4 upper floors. The property is of traditional brick construction under a pitched timber framed roof that has been substantially and extensively altered and reconfigured from its original design over the years. Furthermore, in 1960 the property was rendered to give the chequer board appearance it has today. The property was previously used as short-term storage, studios and a gym as well as other low value uses.



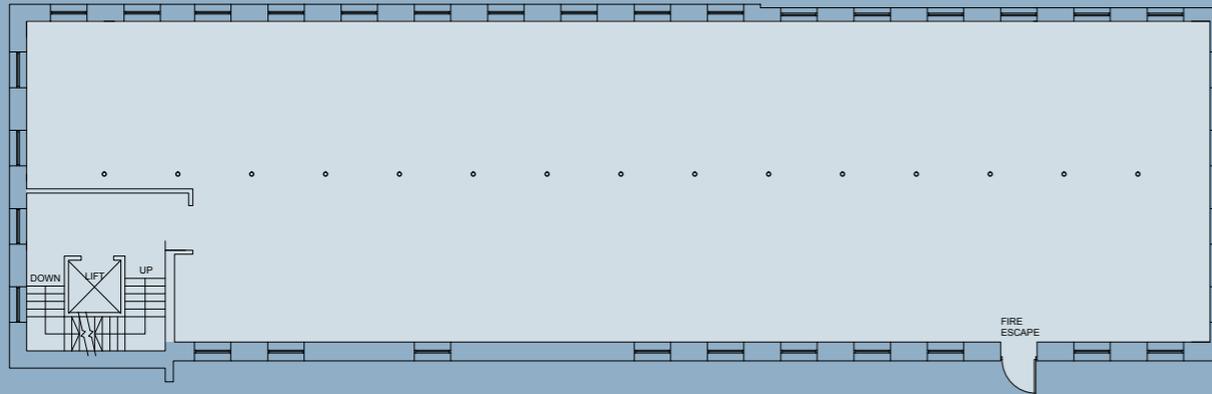
Accommodation - Existing Building

	GIA		NIA	
	SQ M	SQ FT	SQ M	SQ FT
Basement	517.15	5,566.60	447.39	4,815.71
Ground Floor	517.15	5,566.60	432.47	4,655.11
First Floor	517.15	5,566.60	432.47	4,655.11
Second Floor	517.15	5,566.60	447.39	4,815.71
Third Floor	517.15	5,566.60	447.39	4,815.71
Fourth Floor	348.64	3,752.76	278.48	2,997.56
Total	2,934.39	31,585.76	2,485.59	26,754.91

The site comprises of 0.20 acres (0.08 ha) with a site coverage of 66.84%.



Typical Floor Plan





Feature beams and iron columns create a unique refurbishment opportunity





City Tower

Easy Hotel

Tribeca

Sevendale House

24-26 Lever St

Hilton House

Hilton Square

Salboy 200 unit Residential Scheme

Planning for 67 residential units

Asset Potential

Over the years, various redevelopment options have been considered for the building. Proposed schemes, including new-build and environmentally friendly designs, have been sympathetic to the surroundings and incorporated uses such as offices, residential spaces, and hotel accommodation.

The property is currently Grade II Listed, however, this listing may be viewed as unjustified due to the buildings limited heritage value. More than ten substantial changes have been made to the building over the years rendering it completely unrecognisable from its original form. These substantial changes have included a complete replacement of the windows, the addition of a chequer board render, the installation of a lift and an extensive reconfiguration of the entrance and reception.

Previous office schemes have been designed to enhance the surrounding area and provide a positive socio-economic/ environmental impact through increased employment and a reduced carbon footprint. It also delivers the potential for a variety of mixed uses for occupiers requiring modern accommodation.

Taking into account the public benefits of a proposed scheme substantially exceeding the current building, it is believed that an application for obtaining listed planning consent for the demolition of the existing property for redevelopment can be justified.

Office Shell and Core Refurbishment

The Northern Quarter has seen record rental growth over the past few years with headline rents in excess of £30 sq ft.

Residential

The Northern Quarter has had success with BTR and private dwellings with sales in excess of £500 sq ft.

Ground Floor Leisure

The Northern Quarter is still at the forefront of Manchester's leisure scene with vacancy rates at an all time low.

Hotel Scheme

There is still a shortage of boutique hotel offerings in the Northern Quarter with demand levels exceeding supply.

Previous Schemes

Office



Residential



Hotel





Victoria Station

NOMA

1 Angel Square

Shudehill Interchange

Mackie Mayor

Printworks

Express Building

Northern Quarter

Manchester Arndale

The Hive

N Brown Group

The Light

Stevenson Square

Salboj 200 unit Residential Scheme

Sevendale House

Hilton House

The property is surrounded by high profile Northern Quarter occupiers including Boohoo, PrettyLittleThings, Ticketmaster, Co-Op, Easy Hotel and The Arts Council of England.



Marlsbro House

Proposal

We are instructed to request unconditional offers in the region of £3.5m (Three Million, Five Hundred Thousand Pounds) for this asset.

Tenure

Freehold.

VAT

We understand that the property is VAT elected and therefore VAT may be charged on the sale.

Data Room

A dedicated data room with relevant information will be made available to interested parties. Access details and terms will be available on request.

Further Information

For further information or to arrange an inspection please contact:

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