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M3 4DN

ST JOHN STREET



RARE COMMERCIAL FREEHOLD OPPORTUNITY ON MANCHESTER'S
PRESTIGIOUS ST JOHN STREET



EXECUTIVE SUMMMARY

- A modern, purpose-built office building providing a net internal area of approximately 6,021 sq ft (559.5 sq m)
- Occupying a prominent position on the corner of St John Street and Longworth Street, close to the Great Northern and within a short walk of Spinningfields and St. Michaels
- Currently let to Optical Express Ltd until the 6th February 2026 upon which vacant possession will be provided
- The premises are currently being used for medical purposes and have a planning Use Class E
- Fantastic refurbishment opportunity which is suitable for a variety of uses, Subject To Planning.
- The property sits just inside the St John Street conservation area and is not listed
- Tenure - Freehold
- Offers are sought in the region of £2,000,000, subject to contract and exclusive of VAT. A purchase at this level reflects an attractive Capital Value of £332 per sq ft.

LOCATION

Manchester is the capital of the north of England and is now firmly recognised as England's second city. It is the largest English financial and business centre outside of London and is home to over 350,000 employers, including 80 of the 100 FTSE companies.

Greater Manchester has a population of approximately 2.8 million people (ONS 2016) and is the fastest growing city in the UK (2011 census). In addition, there are 7 million people within a one-hour drive and over 100,000 students studying within the city.

Generating an estimated £62.8b Gross Value Added (GVA), the city's region economy is bigger than that of Northern Ireland or Wales.

Manchester was ranked third by Time Out in its 2021 'World's Best Cities Index'



TRANSPORT + COMMUNICATION

ROAD



The M60 orbital motorway provides easy access to the M61, M62, M56 and M6. Major UK cities, such as Leeds, Liverpool, Birmingham, Glasgow and London as all easily accessible as a result.

RAIL



The city has two mainline stations; Piccadilly and Victoria, supported by Oxford Road, Deansgate and Salford.

Manchester Airport: 16 minutes
Liverpool: 38 minutes
Leeds: 47 minutes
Birmingham: 1.5 hours
London: 2 hours

METROLINK



The Manchester Metrolink network comprises 7 lines, 92 stations, and connects the city centre with many suburbs. Most recently recorded passenger numbers across the network were 41.2m per year

AIR



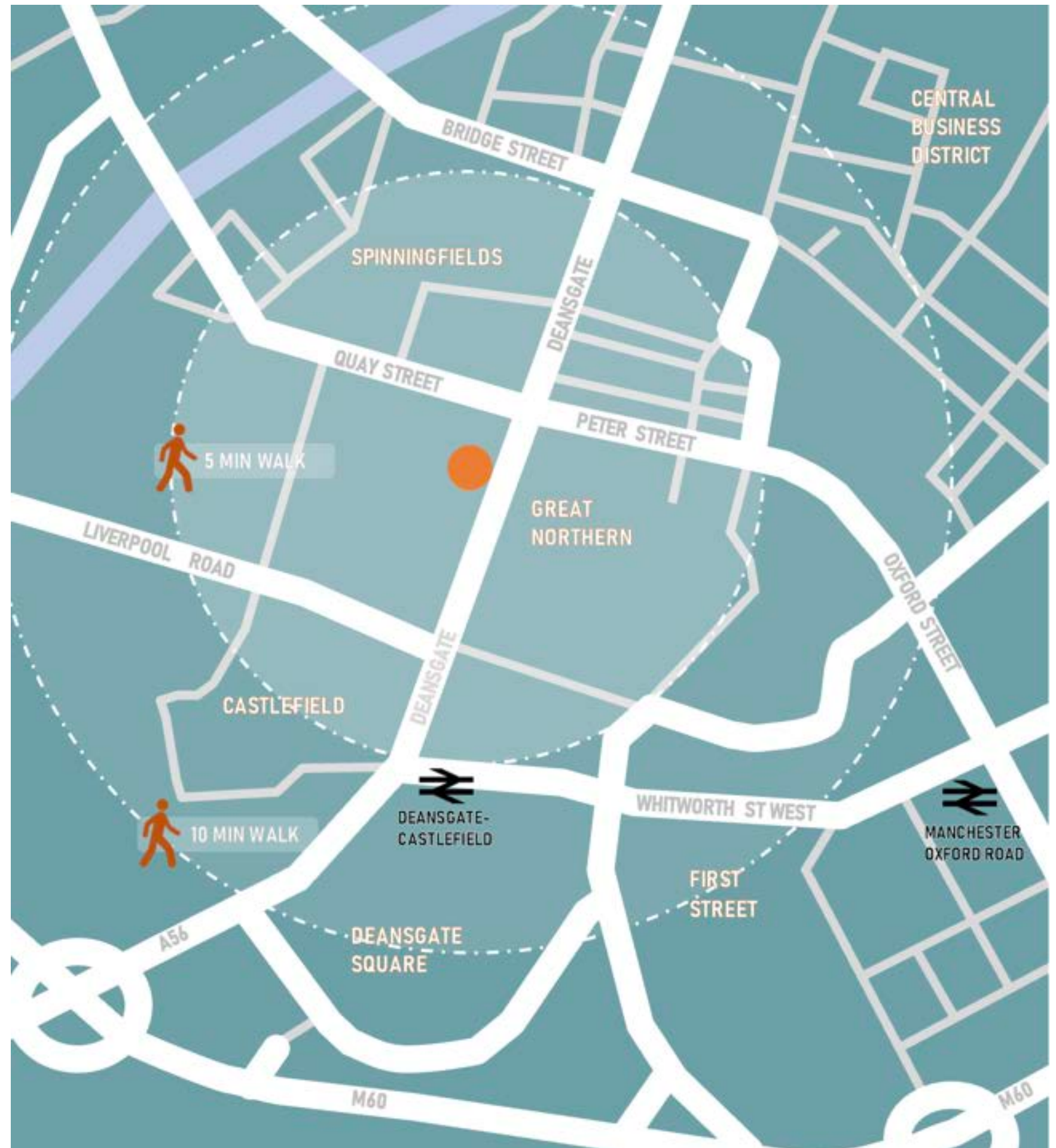
Manchester Airport is the UK's third largest airport, offering flights to over 200 destinations. It serves in excess of 20 million passengers annually, with plans to expand services and increase passenger numbers

SITUATION

The property occupies a prominent position on the corner of St John Street and Deansgate, close to the Great Northern and within a short walk of Spinningfields, St Michaels and Castlefield. Deansgate Station is within 300m.

In addition, the property sits within the St John Street conservation area.

St John Street is home to a number of office occupiers and is particularly popular with law and medical practices. More recently, it has seen numerous properties on the street converted back to residential dwellings.







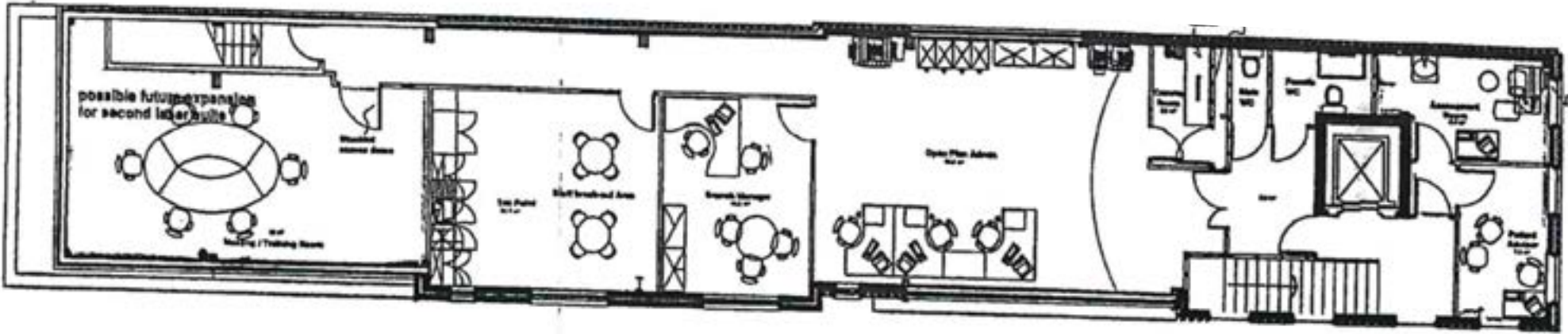


DESCRIPTION

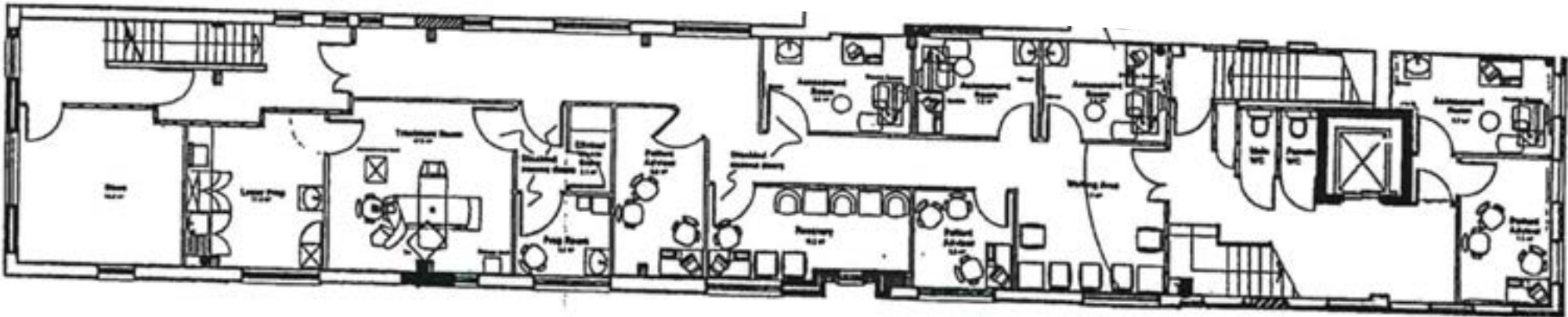
The purpose-built office building is arranged over basement, ground, first and second floors. The accommodation is accessed from the St John Street elevation, and the 3 secure car parking spaces are accessed via the Longworth Street elevation.

The building provides a predominantly cellular configuration in keeping with the bespoke medical use of the current tenant. The specification includes a mixture of tiles, medical vinyl and carpeted floors, combination of plastered and suspended ceilings, LED lighting, air conditioning and double-glazed sash windows to blend in with the adjoining period properties.

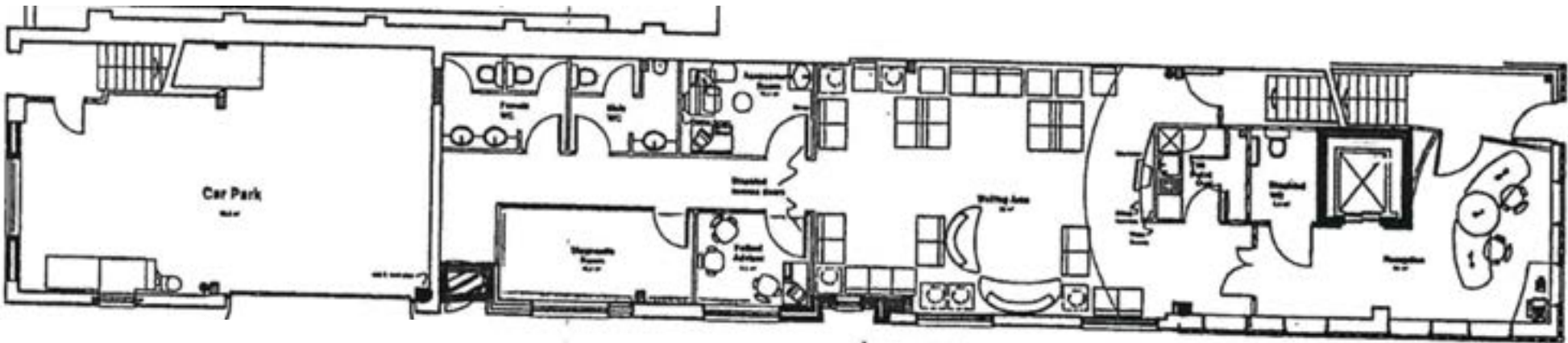
FLOOR PLANS



Second



First



Ground

Floor	Sq Ft
Basement	316
Ground Floor	1,524
First Floor	2,136
Second Floor	2,045
Total	6,021

*The above net internal floor area excludes the rear garage which has a floor area of 565 sq ft.

St John Street



PROPOSAL

PRICE

Offers are sought in the region of £2,000,000, subject to contract and exclusive of VAT.

TENURE

Freehold – Title Number LA33587.

EPC

Can be provided upon request.

VAT

The property is elected for VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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