

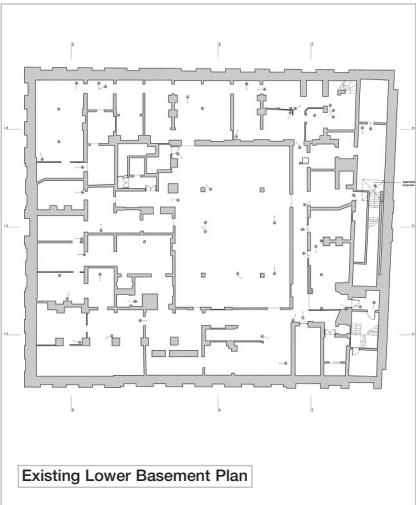
# Manchester

## The Grand Aytoun Street M1 3DA

- **Virtual Freehold City Centre A3 Development Opportunity**
- Comprising 2,926 sq m (31,495 sq ft) gross internal accommodation
- Existing A3 planning consent
- City centre location close to a variety of hotels, restaurants and bars

## Vacant Possession Upon Completion

SIX WEEK COMPLETION AVAILABLE



### Tenure

Long Leasehold. Held for a term of 999 years from 26th June 2000 at a fixed ground rent of a peppercorn.

### Location

The city of Manchester, which has a population in excess of 400,500, is the principal industrial, cultural and commercial centre of the North-West and the UK's second financial centre. The city has 2.5 million people living within a 12 mile radius of the centre. Manchester benefits from excellent communications via the M60, M62, M56, M66 and M67 motorways, Intercity rail links and an international airport.

The property is situated in the heart of the city centre at the junction of Aytoun Street and Hope Street, less than 100 yards from Piccadilly Gardens, which is one of Manchester's most prestigious office addresses and home to Bank of New York. The property is within 2 minutes walk of Piccadilly Rail Station and to the rear of the property is a multi-storey NCP car park. Occupiers close by include The Thistle and Malmaison Hotels, Pizza Express, KRO Piccadilly, a Tesco Express and a variety of restaurants, bars, pubs and nightclubs.

### Description

The property comprises the lower ground/upper basement and lower basement premises of the banqueting hall of the former Grand Hotel and is currently in shell condition.

The property provides the following gross internal accommodation and dimensions:

<b>Lower Ground/Upper Basement</b>	<b>1,316 sq m</b>	<b>(14,165 sq ft)</b>
<b>Lower Basement</b>	<b>1,610 sq m</b>	<b>(17,330 sq ft)</b>
<b>Total (Gross Internal Area)</b>	<b>2,926 sq m</b>	<b>(31,495 sq ft)</b>

### Tenancy

Vacant Possession upon Completion.

### Planning

We have been informed by the Vendors that the property has A3 consent and is considered suitable for a variety of uses including restaurant/bar, banqueting and events, residential, hotel, hostel, office, casino, gym/leisure etc.

Interested parties should consult with the Local Planning Office at Manchester City Council. Tel: 0161 234 4516. Email: [planning@manchester.gov.uk](mailto:planning@manchester.gov.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allsop.co.uk](http://www.allsop.co.uk)

### Energy Performance Certificate

We are advised an EPC is not required.

### Viewings

Viewings are by appointment only.



