



TIB STREET

— NQ MCR —

LANDMARK INVESTMENT FOR SALE IN MANCHESTER'S NORTHERN QUARTER.

Opportunity to purchase a rare, mixed-use investment;

Manchester is the second largest financial and business centre in the UK

Situated at the gateway to Manchester's vibrant Northern Quarter

Catchment population of 2.5 million

Ranked 2nd out of more than 2,000 retail centres

1 minute walk to Market Street & Arndale Shopping centre

4 well configured ground floor commercial units

New shop fits providing 14,436 sq ft of well-configured accommodation

Impressive 4.2m floor-to-ceiling heights

Wide variety of planning uses Class E (A1, A2, A3, A4, B1, D2)

Diversified tenant mix including C Bechstein Pianos, The Vurger Co and Pappa Roti

Affordable passing rents (averaging £22 per sq ft)

42% CPI Indexed income

Recent lettings of Unit 1 & 2 have moved on the rental tone significantly

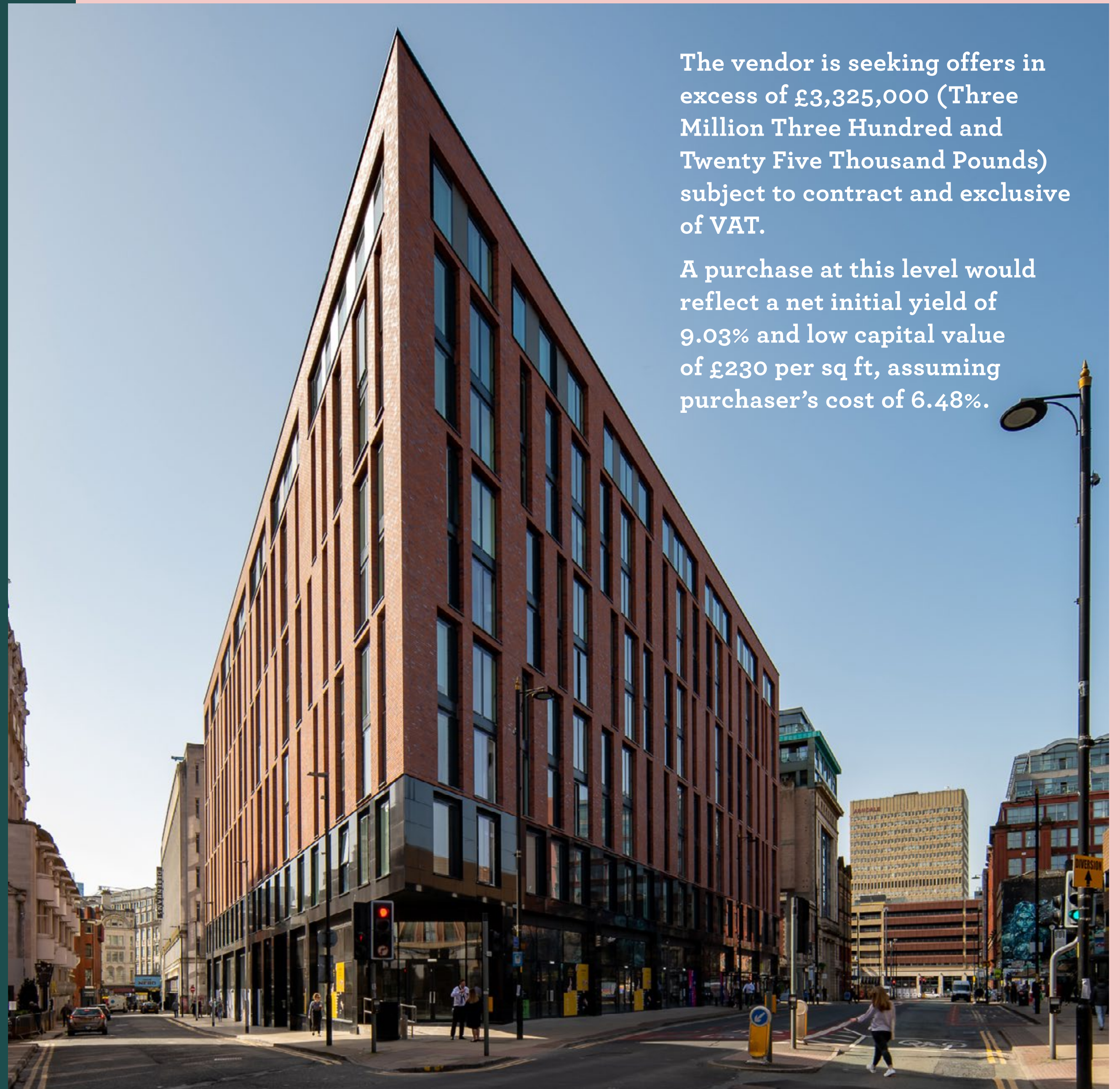
WAULT to break of 8.4 years

Held Virtual Freehold

Total income of £319,861 per annum

The vendor is seeking offers in excess of £3,325,000 (Three Million Three Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level would reflect a net initial yield of 9.03% and low capital value of £230 per sq ft, assuming purchaser's cost of 6.48%.



TIB STREET — MQ MCR



PICADILLY
GATEWAY

TIB STREET
NQ MCR

CENTRAL
BUSINESS
DISTRICT

ANCOATS

THE
NORTHERN
QUARTER

MANCHESTER
ARNDALE

PRINTWORKS

NOMA

M&S
EST. 1884

SELFRIDGES & CO

HARVEY
NICHOLS

MCR

Manchester is one of Europe's most dynamic cities and is recognised as both the UK's second city behind London and the dominant commercial centre for the North of England.

The last 20 years has seen Manchester expand significantly with many blue chip and FTSE 100 companies now located in the city centre and surrounding area.

Major employers within the Manchester area include:

BARCLAYS



RSA

itv



Deloitte.



THG

UKFAST

The Guardian



General Medical Council

boohoo

PRETTYLITTLETHING



direct line

pwc



500,000

PEOPLE AGED BETWEEN 20-34, THE LARGEST IN THE UK.



2.7 MILLION

PEOPLE PROUDLY CALL GREATER MANCHESTER THEIR HOME.

ALL EYES UP NORTH

Greater Manchester has a population of 2.7 million people, a commuter population of 7.2 million within 1 hours drive time and an important student base of over 100,000 across five universities who maintain the best regional graduate retention rate in the UK.

Increased student retention in the city has resulted in a highly skilled and talented workforce, with over 500,000 people aged between 20-34, the largest in the UK.

In addition, Manchester has experienced a sustained period of growth over the past 20 years, with Manchester Council predicting further population growth of 10% by 2025 and the city centre population forecasted to grow exceptionally strongly from c.72,000 currently to c.100,000 by 2024, an increase of 39%.

A BOOMING TOURISM, SPORTING AND CULTURAL ECONOMY

Key attractions include the world-famous Manchester City and Manchester United football clubs, Old Trafford Cricket Ground (Lancashire Cricket Club), Manchester Arena (one of Europe's busiest indoor concert venues), The Hallé Orchestra at Bridgewater Hall, The Imperial War Museum North, The National Football Museum and the UK's best theatre scene outside London's West End, with a total of 13 theatres regularly hosting West End productions.

MANCHESTER

TIB STREET — MQ MCR





THE HOME
OF ALTERNATIVE
CULTURE & LEADING
CREATIVE INDUSTRIES.



THE NORTHERN QUARTER

The property is located in the heart of the Northern Quarter (NQ) to the immediate north east of Manchester City Centre.

The “NQ”, which is now firmly established as one of the city’s most popular places to live, work and play; is a centre of alternative and bohemian culture, renowned for its numerous bars and cafes, together with its eclectic mix of music and clothes shops.

The adjoining vibrant area of Ancoats is fast emerging as the cool, artsy quarter with an entrepreneurial spirit amongst the independent boutiques and specialist retailers, whilst also home to Halle at St Peter’s; Hope Mill Theatre; AWOL creative studios and Mana, a Michelin Starred restaurant.



SITUATION

The property occupies an extremely prominent position on Tib Street in the heart of the Northern Quarter.

Located in a strategic position equidistant from Manchester's mainline Piccadilly and Victoria stations and also within 300m of Manchester Arndale shopping centre (40 million pa footfall) the Printworks leisure scheme and Shudehill Transport Interchange.

Tib Street is surrounded by these major attractions, ensuring it is well positioned to capitalise on Manchester's 24/7 leisure economy.

The property occupies an island site with all the units having extensive frontages onto Tib Street and Church Street. Joiner Street and Bridgewater Place border the property at the rear.

TIB STREET

TIB STREET – M14 MCR



● BARS & RESTAURANTS

- 1 FOUNDRY PROJECT
- 2 TROF
- 3 CANE & GRAIN
- 4 THE FITZGERALD
- 5 NQ64
- 6 NOHO
- 7 MECANICA
- 8 THE CRAFTY PIG

● LIFESTYLE

- 1 REFORMER
- 2 NICE THINGS
- 3 NORTHERN FLOWER
- 4 FROG
- 5 THE BUD AND POT
- 6 FLOURISH
- 7 GROEN
- 8 LARARD'S STILL
- 9 OLLIE QUINN
- 10 AFFLECKS
- 11 BODYBARRE STUDIO
- 12 URBAN JUNGLE
- 13 MANCHESTER CRAFT & DESIGN
- 14 OI POLLOI
- 15 URBAN GLORY BOX

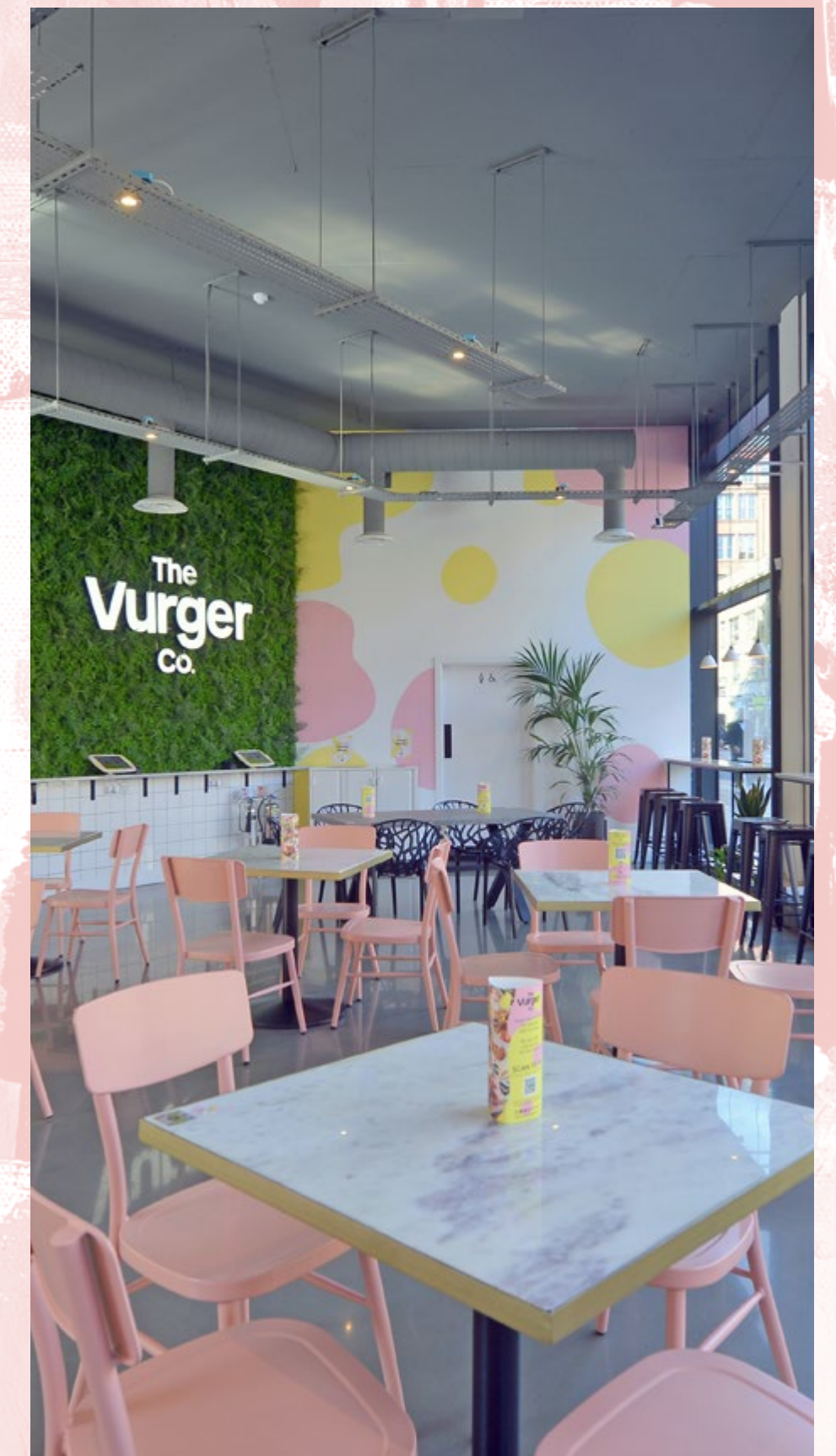
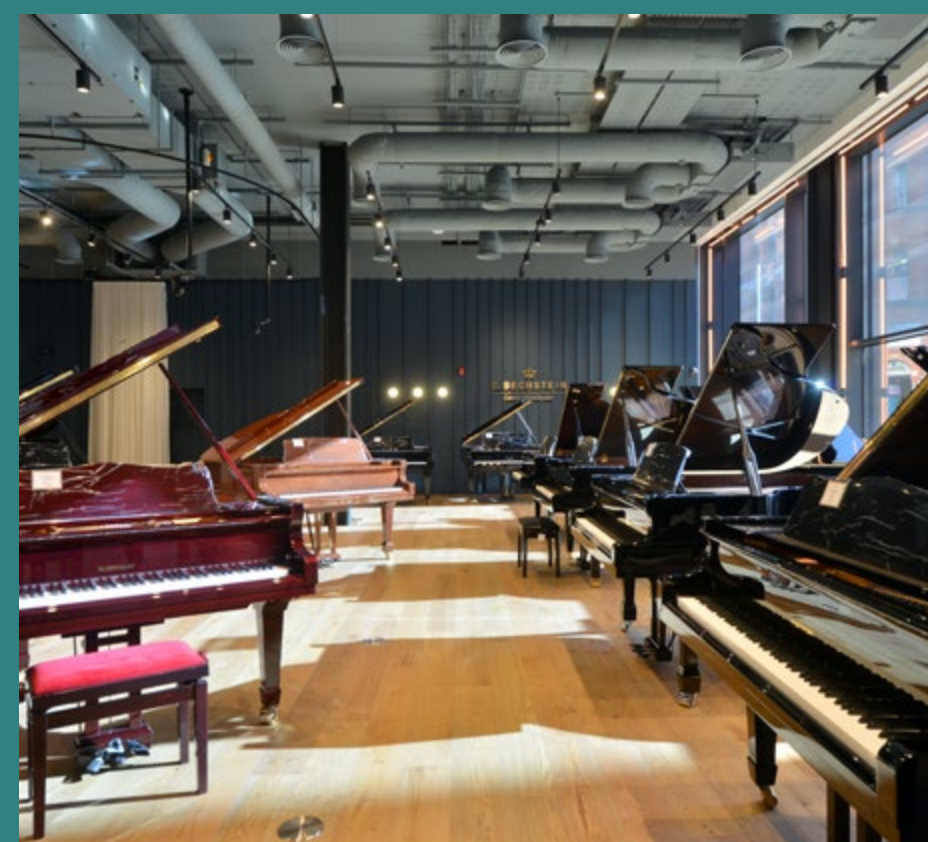
● ENTERTAINMENT

- 1 BAND ON THE WALL
- 2 THE WHISKEY JAR
- 3 DUCIE STREET WAREHOUSE
- 4 FROG & BUCKET
- 5 NIGHT & DAY
- 6 GULLIVERS
- 7 MATT & PHREDS JAZZ CLUB

TIB STREET

The property comprises a modern statement building located on a prominent island site. The architecture is of modern aesthetics with black stone on ground and first floors and more traditional brick cladding on the upper floors.

The ground floor commercial units have a wide variety of planning uses (Class E). The upper floors which do not form part of the sale, comprise 183 apartments over 8 storeys, with the benefit of a central courtyard and rooftop gardens.



TENANCY SCHEDULE

UNIT	DESCRIPTION	TENANT	LEASE START	TERM (YEARS)	BREAK DATE	LEASE EXPIRY	UNEXPIRED TERM (YEARS)	RENT REVIEW FREQUENCY	NEXT RENT REVIEW	TOTAL AREA (SQ FT)	CURRENT GROSS RENT (£ PA)	GROSS RENT (£ PSF)	COMMENTS
1A	TO LET	TO LET	—	1	—	—	1.0	—	—	1,700	£55,000	£32.35	- Vendor to provide 12 month rental guarantee
1B	CAFÉ / RESTAURANT	PR HOLDINGS U.K LIMITED T/A PAPA ROTI	07/09/2022	10	—	06/09/2032	9.9	5	07/09/2027	1,585	£60,000	£37.85	- 12 month rent free period to be topped up by the vendor
2	RESTAURANT	THE VURGER CO LTD T/A THE VURGER CO	21/01/2022	15	—	20/01/2037	14.3	5	21/01/2027	2,260	£70,000	£30.97	- 6 month rent deposit held - Upward only open market rent reviews. - 14 months rent free period to be topped up by the vendor
3	PIANO SHOWROOM	C. BECHSTEIN CENTRE MANCHESTER LIMITED T/A C BECHSTEIN	26/02/2021	15	26/02/2021	25/02/2036	8.4	5	26/02/2026	6,803	£102,500	£15.07	- 12 month incentive to be topped up by the vendor - RR to higher of OMV (capped at 4%) or annual CPI compounded (1%-4% pa) - Break subject to 6 months notice - 12 month rent deposit, reducing to 6 months in year 6 and 3 months in year 11. - S/C cap of (£1.75 psf), increasing annually with CPI. Current S/C is (£1.40 psf) pa
4	PIANO SHOWROOM	C. BECHSTEIN CENTRE MANCHESTER LIMITED T/A C BECHSTEIN	26/02/2021	15	26/02/2031	25/02/2036	8.4	5	26/02/2026	2,088	£32,361	£15.50	- 12 month incentive to be topped up by the vendor - RR to higher of OMV (capped at 4%) or annual CPI compounded (1%-4% pa) - Break subject to 6 months notice - 12 month rent deposit, reducing to 6 months in year 6 and 3 months in year 11. - S/C cap of (£1.75 psf), increasing annually with CPI. Current S/C is (£1.40 psf) pa
TOTAL										14,436	£319,861	£22.16	

INVESTMENT COMPARABLES

The subject property compares favourably against recent comparable transactional evidence:

DATE	ADDRESS	AREA (SQ FT)	TENANT	PRICE (£M)	NIY	CAP VALUE (£ PSF)
SEPT 22	15-17 PICCADILLY	4,811	FIVE GUYS	£4.35m	5.60%	£904
JUN 22	74-76 MARKET STREET	9,111	NATIONWIDE	£7.85m	5.00%	£862
MAY 22	COTTON SQUARE, ANCOATS	8,772	MULTI-LET	£3.00m	5.75%	£342
APR 22	103-105 MARKET STREET	21,699	HOLLAND & BARRETT	£8.00m	6.34%	£369
MAY 21	ST MARYS GATE, BANK HOUSE	31,286	PAPERCHASE & OLIVER BONAS	£6.67m	6.38%	£213
OCT 20	48-50 MARKET STREET	11,883	CLYDESDALE BANK	£11.80m	5.40%	£1,007
FEB 20	28-32 ST ANN STREET	23,313	COS	£5.95m	6.31%	£255
OCT 19	52-56 MARKET STREET	12,320	ADIDAS	£10.31m	5.00%	£837

RENTAL COMMENTARY

Manchester has one of the UK's most resilient retail markets and a thriving leisure scene. The letting to C. Bechstein was agreed in February 2021 at approximately £15psf. The more recent lettings to Pappa Roti and The Vurger Co reflect a rent £38psf and £31psf respectively and have significantly pushed on the rental tone.

COVENANTS

TENANT	COMPANY NUMBER	DESCRIPTION	% OF RENT
N/A	N/A	Twelve month Vendor guarantee	17%
PR HOLDINGS U.K LIMITED T/A PAPPA ROTI	12934650	Pappa Roti is a new UK franchise of a global cafe chain with branches in Malaysia, Qatar, South Korea, Pakistan, United Arab Emirates, Indonesia, Australia, Egypt, United Kingdom, Singapore, Dubai, Vietnam Canada and the US. Pappa Roti provides freshly baked pastries and coffee in over 400 cafes and kiosks worldwide. PAPPAROTI.US	19%
THE VURGER CO LTD T/A THE VURGER CO	10272311	The Vurger Co operate 100% meat-free burger restaurants with a hip vibe. They currently operate four restaurants in Brighton, Shoreditch, Canary Wharf and Manchester. The Vurger Co Ltd have an Experian Credit Rating of 80, indicating a below average risk of default. THEVURGERCO.COM	22%
C. BECHSTEIN CENTRE MANCHESTER LIMITED T/A C.BECHSTEIN	12486012	C. Bechstein is a German manufacturer of exquisite grand and upright pianos, established in 1853 by Carl Bechstein. C. Bechstein Centre Manchester Limited have an Experian Credit Rating of 100, indicating a very low risk of default. BECHSTEIN.COM/EN	42%



TENURE

Held by way of virtual freehold (999 years from 30 April 2020) under title number MAN368525.

VAT

The property has been elected for VAT and it is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

PLANNING

The property is not listed but is located within the Smithfield Conservation Area.

Under the revised Use Classes Order (September 2020), the retail portion of the premises fall into the new Class E which permits changes of use between what were previously classes A1 (shops), A2 (professional services), A3 (restaurants), B1 (offices) and parts of D1 (including gyms), without a requirement for planning permission being granted.

EPC

EPC ratings A. Certificates can be provided upon request.

AML

Prospective purchasers will be required to fulfil the vendors' anti-money laundering requirements in accordance with the Money Laundering Regulations 2017.

PROPOSAL

The vendor is seeking offers in excess of

£3,325,000

(Three Million Three Hundred and Twenty Five Thousand Pounds) subject to contract and exclusive of VAT.

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9.03%

and low capital value of

£230 per sq ft

assuming purchaser's cost of 6.48%.

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