

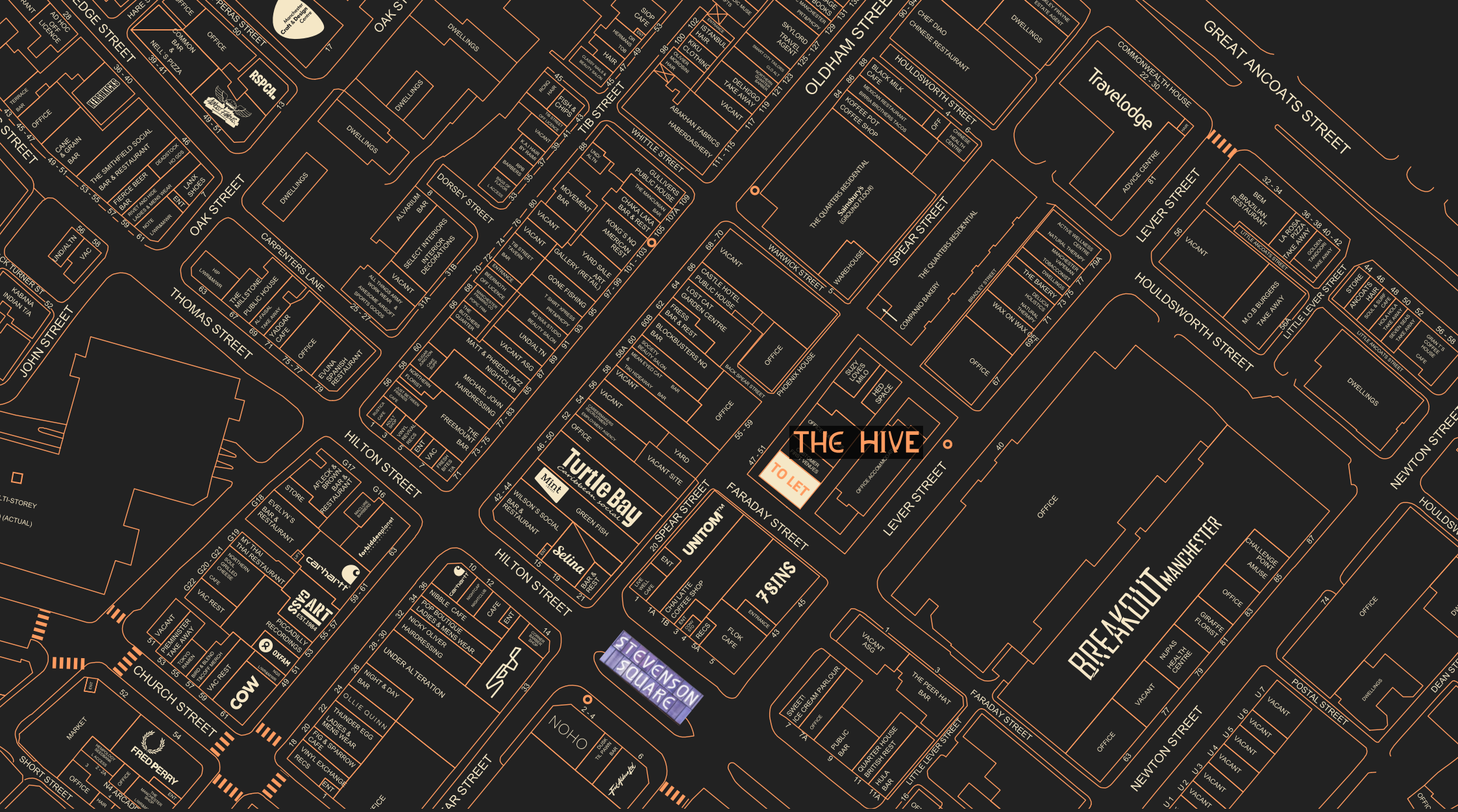


THE HIVE

UNIT G1/G2, THE HIVE, 47 LEVER STREET,
NORTHERN QUARTER, MANCHESTER, M1 1FN

FITTED RETAIL/LEISURE OPPORTUNITY
TO LET





Situated at the heart of Manchester's Northern Quarter, this corner unit is a unique opportunity for an operator to become part of **The Hive** – a contemporary mixed-use retail and office complex, recently refurbished in 2022.

Boasting a glazed return frontage, this unit is perfect for a business to establish a presence in the city's bustling centre.

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GAY VILLAGE


PICCADILLY
STATION



PICCADILLY
GARDENS

MARKET STREET
TRAM STOP

MANCHESTER
ARNDALE

THE NORTHERN
QUARTER

STEVENSON
SQUARE

THE HIVE

LEVER
STREET

Travelodge

ANCOATS

THE HIVE

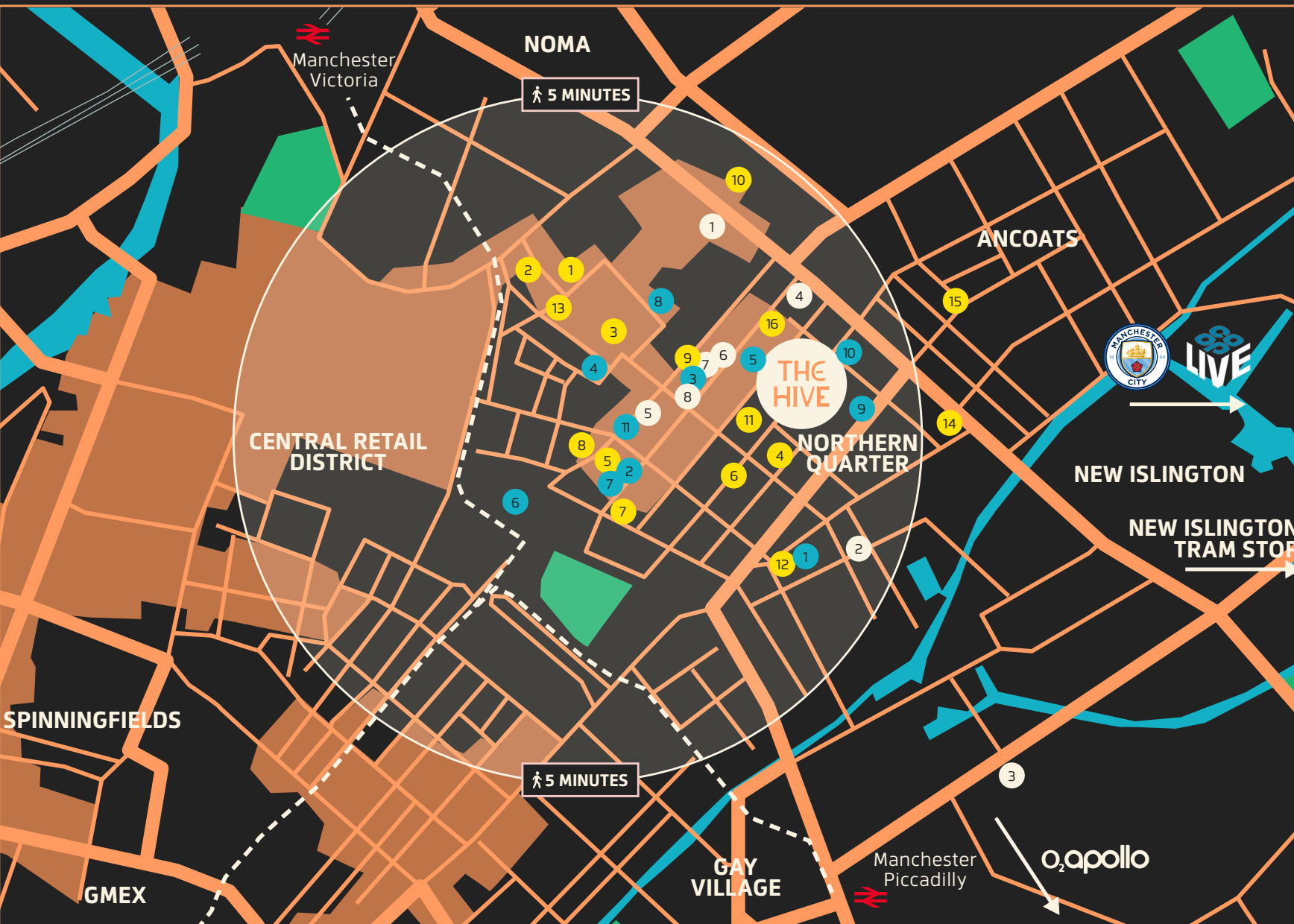
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The property is located in the heart of the Northern Quarter (NQ) to the immediate north east of Manchester City Centre. The Northern Quarter is firmly established as one of the city's most popular places to live, work and play. It is a centre of alternative and bohemian culture, renowned for its numerous bars and cafes, together with its eclectic mix of music and clothes shops.

Major office occupiers in the Northern Quarter include; **Boohoo**, **LADbible**, **The Arts Council of England** and **Telcom**. The Quarters scheme developed by the Northern Group is situated directly behind the Hive which features **72 new-build apartments** across 8 storeys with a new **Sainsburys** store on the ground floor and popular cafe **Companio Bakery**.





● BARS & RESTAURANTS

- 1. FOUNDRY PROJECT
- 2. TROF
- 3. CANE & GRAIN
- 4. THE FITZGERALD
- 5. NQ64
- 6. NOHO
- 7. THE CRAFTY PIG
- 8. CRAZY PEDROS
- 9. TURTLE BAY
- 10. ROMONA
- 11. MALA
- 12. LAMB AND TARTARY
- 13. WOLF AT THE DOOR
- 14. STREET URCHIN
- 15. RUDY'S
- 16. COMPANIO BAKERY

● LIFESTYLE

- 1. REFORMER
- 2. NICE THINGS
- 3. NORTHERN FLOWER
- 4. FROG
- 5. THE BUD AND POT
- 6. FLOURISH
- 7. AFFLECKS
- 8. MANCHESTER CRAFT & DESIGN
- 9. BREAKOUT MANCHESTER
- 10. FEDERATION GYM

● 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
- 8. THE FREEMOUNT

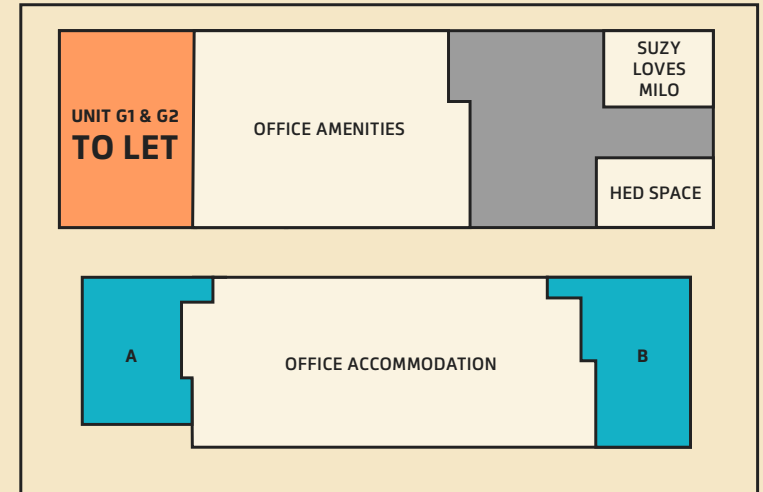
ACCOMMODATION

The premises is arranged over ground floor and mezzanine which provides the following approximate floor areas:

Ground Floor: 2,903 Sq.ft

Mezzanine Floor: 737 Sq.ft

Total Area: 3,640 Sq.ft



- Services and access
- Occupied spaces
- Receptions



THE HIVE TO...

Walking

Market Street	5 minutes
Piccadilly Station	10 minutes
St Peters Square	15 minutes
Spinningfields	20 minutes

Cycling

Northern Quarter	1 minute
Piccadilly Station	3 minutes
Oxford Road	8 minutes
Castlefield	8 minutes

Train Manchester Piccadilly

Salford Central	5 minutes
Oxford Road Station	15 minutes
Liverpool Lime St	1 hour
London Euston	2 hours 39 minutes



TENURE

The premises are available by way of a new lease for a term to be agreed.

RENT

On application.

SERVICE CHARGE

£16,892.40 per annum.

RATES

The ratable value is currently under assessment.

SUSTAINABILTY

BREEAM Excellent.

EPC certificates are available upon request.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.
2. All figures quoted are exclusive of VAT where applicable.

VIEWING

Appointment to view should be made strictly by appointment through Metis Real Estate Advisors.

metis

Metis

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