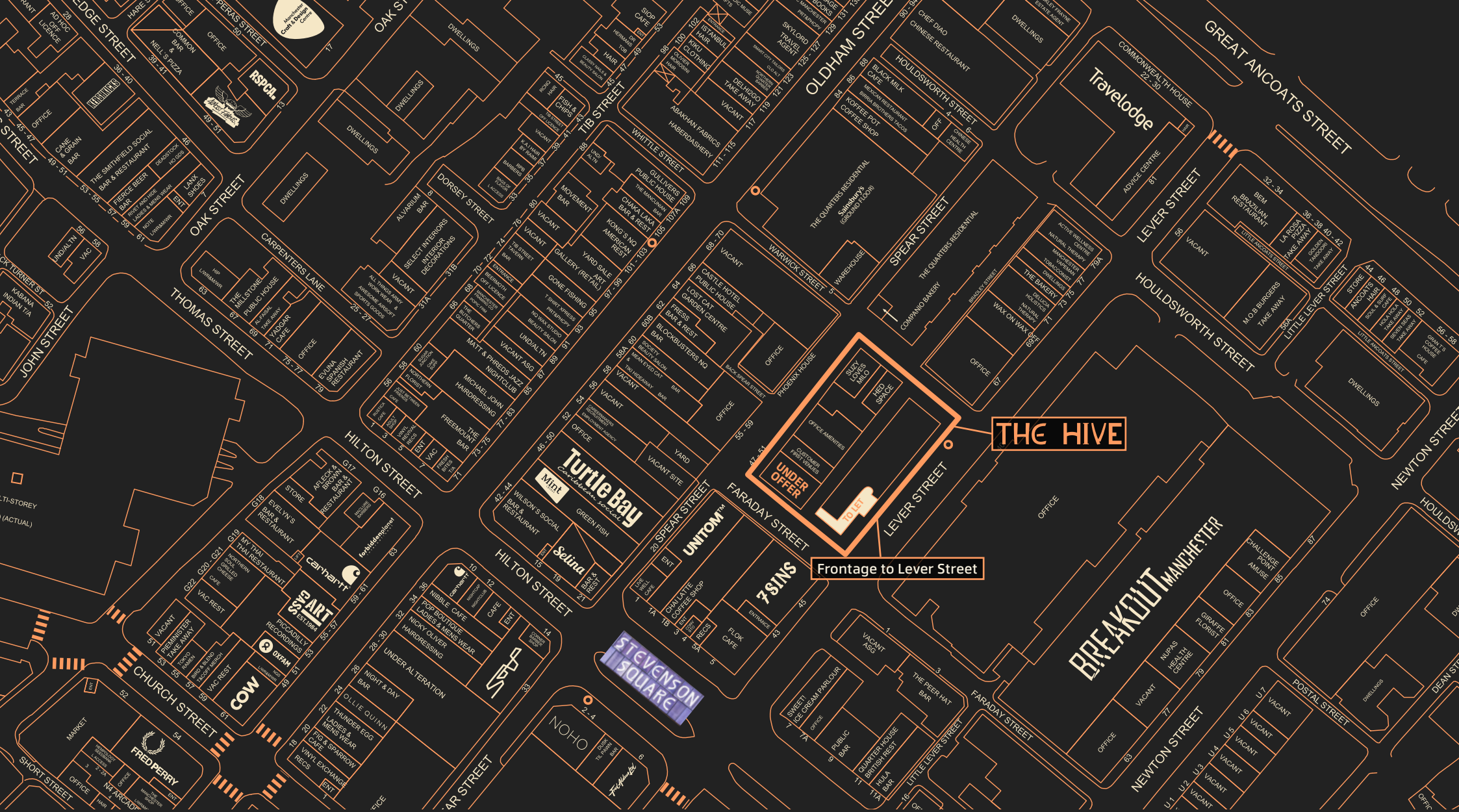


THE HIVE

UNIT A, THE HIVE, 47 LEVER STREET,
NORTHERN QUARTER, MANCHESTER, M1 1FN

CAFÉ OPPORTUNITY
TO LET



Situated at the heart of Manchester's Northern Quarter, this prominent unit fronting Lever street 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.

This unit is perfect for a business to establish a presence in the city's bustling centre.



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

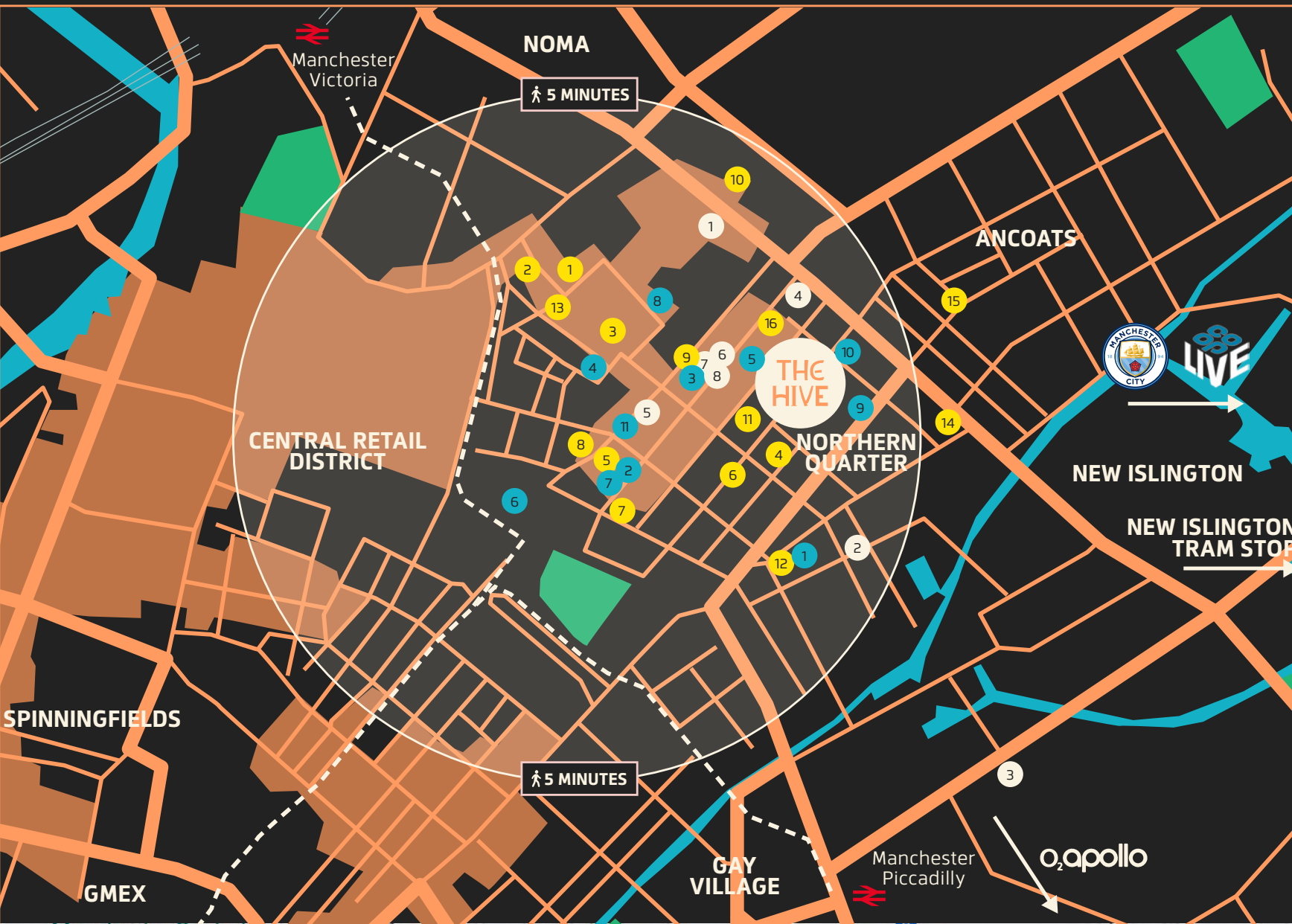
UNIT A, THE HIVE, 47 LEVER STREET, NORTHERN QUARTER, MANCHESTER, M1 1FN



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 cafés, 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

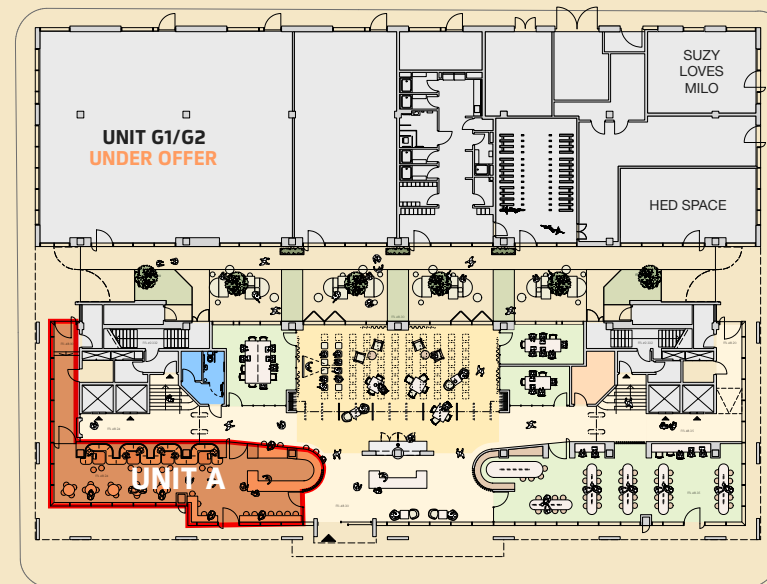
1. BAND ON THE WALL
2. THE WHISKEY JAR
3. DUCIE STREET WAREHOUSE
4. FROG & BUCKET
5. NIGHT & DAY
6. GULLIVERS
7. MATT & PHREDS JAZZ CLUB
8. THE FREEMOUNT



ACCOMMODATION

Premises to provide the following approximate floor areas following completion of Landlord's works:

Ground Floor: 1,057 Sq.ft



* Proposed layout following completion of landlord's works, for indicative purposes only.

THE HIVE TO...

Walking

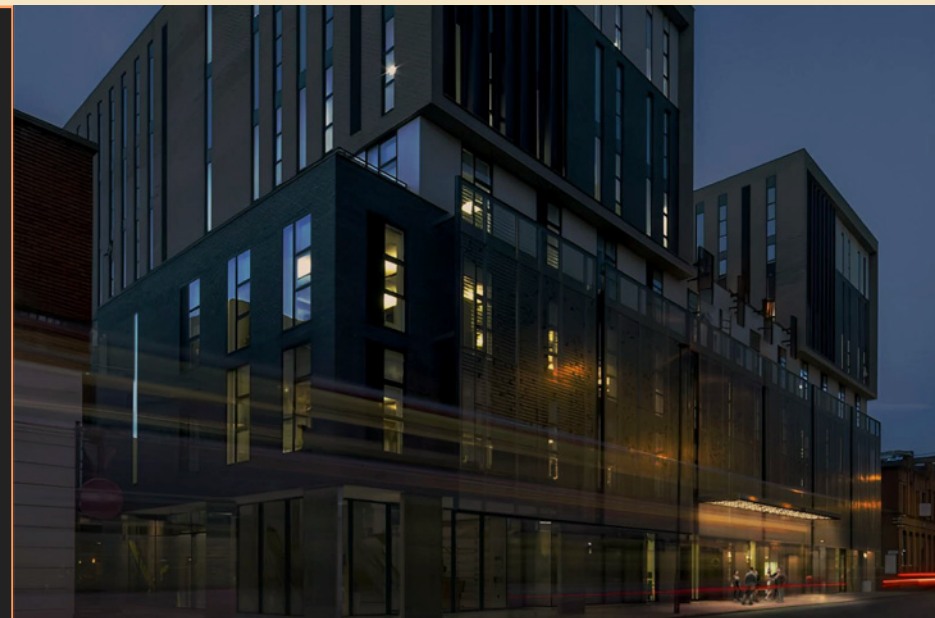
Market Street	5 minutes
Piccadilly Station	10 minutes
St Peters Square	15 minutes
Spinningfields	20 minutes

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

To be confirmed

RATES

Upon completion of landlord works, the rateable value will need to be assessed.

SUSTAINABILITY

BREEAM Excellent.

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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9-21 Princess Street,
Manchester,
M2 4DN


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