



22 ST JOHN STREET
MANCHESTER M3 4EB

RARE CITY CENTRE REFURBISHMENT
OR CONVERSION OPPORTUNITY

FOR SALE WITH VACANT POSSESSION

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GREENGATE



EMBANKMENT

AO ARENA

GREEN QTR



N.O.M.A.

TOWN HALL

FIRST STREET

VICTORIA

ST PETER'S SQUARE

DEANSGATE

22
ST JOHN
STREET

SPINNINGFIELDS

DEANSGATE/
CASTLEFIELD

ST. JOHN'S QUARTER

DEANSGATE

DEANSGATE
SQUARE

CASTLEFIELD

A57 MANCUNIAN WAY

A56

SUMMARY

22 ST JOHN STREET,
MANCHESTER M3 4EB

- Sought after location close to Spinningfields, The St John's Quarter, Manchester Central and all the leisure amenities of Deansgate, Peter Street and Great Northern Warehouse
- Attractive listed Georgian office building retaining many original features with modern office addition and secure courtyard car parking to the rear
- 9,006 sq ft NIA with 11 gated car parking spaces
- Attractive to a variety of purchasers including owner occupiers or developers with alternative uses available (STP)
- Freehold available with full vacant possession on completion
- Offers sought in excess of £2,750,000

CENTRAL
MANCHESTER'S
ONLY SURVIVING
GEORGIAN
TERRACED
STREET



MANCHESTER

At the heart of the Northern Powerhouse, Manchester is widely regarded as the educational, commercial and administrative capital of the North.

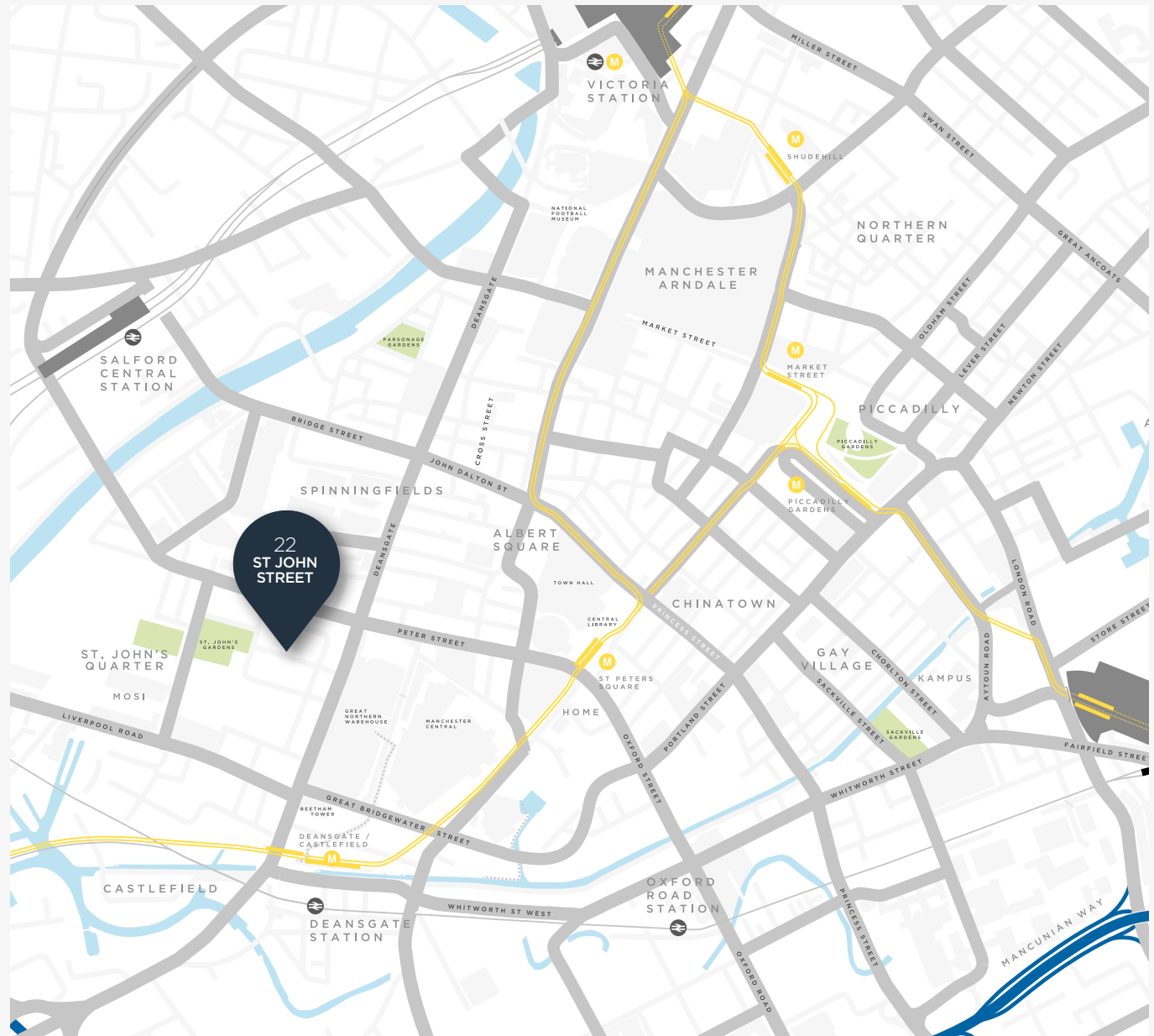
The local economy is thriving with many blue-chip organisations choosing Manchester as the location for global headquarters.

The city has the largest student population in Europe with over 100,000 students across four universities and boasts one of the highest retention rates after graduation.

Manchester is one of the best-connected cities in the UK with extensive routes into the city by road, rail and air. 25% of the UK's motorway network runs through the northwest region, therefore approximately 60% of the UK's population is within a 2.5 hour drive time of the city.

The city is home to the fourth busiest railway station in the UK with over 23 million passengers using Manchester Piccadilly annually. London Euston is now only 2 hours away.

Manchester International Airport is the third busiest in the UK (over 29 million passengers in 2019), providing direct flights to 220 destinations worldwide - more than any other UK airport.



SITUATION

St John Street lies to the west of Deansgate to the south of the central business district, close to Spinningfields and the emerging St John's Quarter. Deansgate rail and Metrolink stations are a short walk to the south.

St John Street is the only surviving Georgian terraced street in central Manchester and forms the heart of a conservation area designated 50 years ago.

One of the most prestigious addresses in the city centre, St John Street has historically been a centre for the medical and legal professions, although other professions and uses have been attracted in recent years.

In addition to being a recognized office address, the immediate location is regarded as the city's conference and upscale hotel area. Proposals for the development of further hotels, conference and leisure facilities within The Great Northern Warehouse complex will further add to the mix of high quality occupiers in the area.

Several properties on St John Street have recently been converted back to residential use and provide stunning individual homes.



ONE OF
THE MOST
PRESTIGIOUS
ADDRESSES IN
THE CITY
CENTRE

DESCRIPTION

The property comprises a grade II listed Georgian townhouse with direct frontage to St John Street together with a modern extension to the rear constructed in the early 1990s.

The townhouse is arranged over basement, ground and 2 upper floors and its rooms retain many attractive original period features centred around a stunning staircase; the rear extension is arranged over ground and 2 upper floors with undercroft car parking at part ground floor level and provides modern, open plan office accommodation.

A link between the two elements has been created at all levels which houses a lift and male, female and disabled toilets.

The period building is of brick construction under a pitched roof with timber sash windows and floors. The modern element is of brick construction around a structural frame.

Vehicular access is from Artillery Street to the rear and secure gated and covered parking is available for at least 11 cars.

Most recently used as offices, the property an excellent opportunity either for refurbishment or conversion to alternative uses (including residential or hotel, subject to planning).

ACCOMMODATION

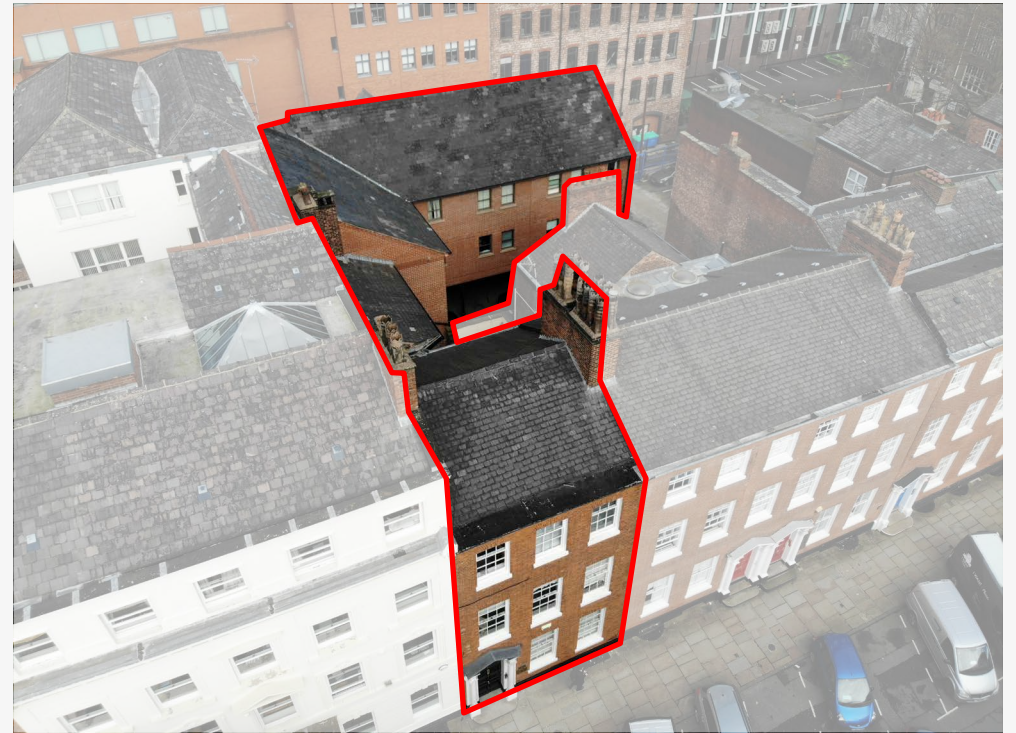
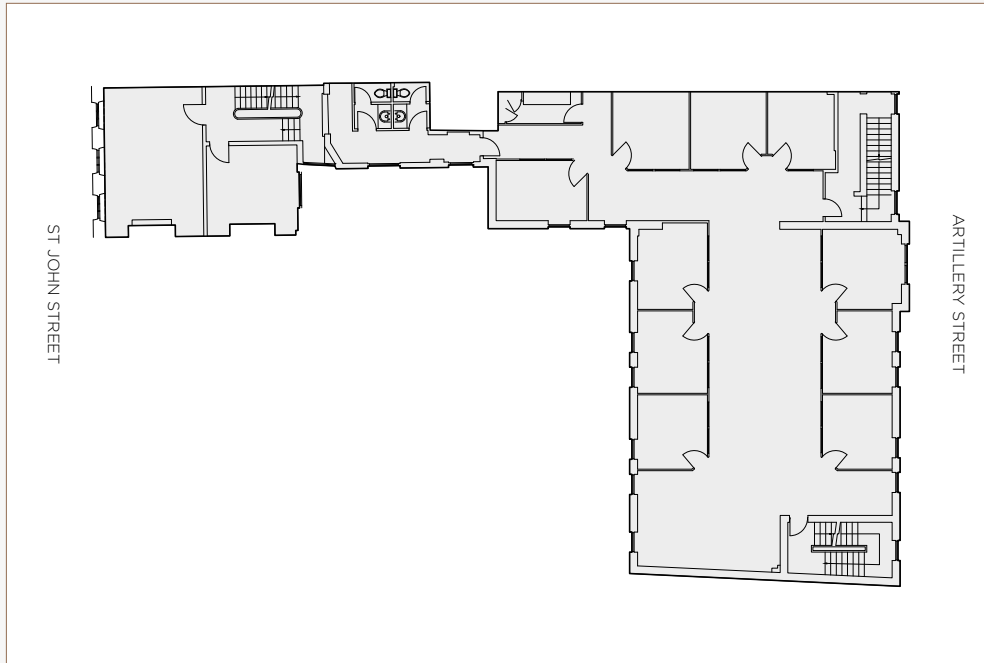
The property provides a total net internal floor area of 9,006 sq ft (836.7 sq m) arranged as follows:

FLOOR	SQ FT	SQ M
BASEMENT	679 sq ft	63.1 sq m
GROUND	1,778 sq ft	165.2 sq m
FIRST	3,223 sq ft	299.4 sq m
SECOND	3,326 sq ft	309.0 sq m
TOTAL	9,006 sq ft	836.7 sq m

The freehold interest is offered with the benefit of full vacant possession on completion.



TYPICAL FLOOR PLAN



TENURE

The freehold interest is offered with the benefit of full vacant possession on completion.

EPC

Available upon request.

VAT

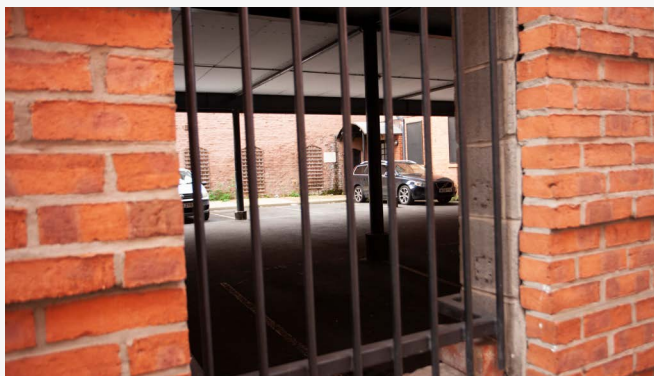
VAT will be payable on the purchase price.

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.

SUITABLE
FOR A VARIETY
OF USES*

*(SUBJECT TO PLANNING)





PROPOSAL

We are instructed to seek unconditional offers in excess of

£2,750,000

(TWO MILLION, SEVEN HUNDRED & FIFTY THOUSAND POUNDS)

reflecting a low of capital value £277 per sq ft. Assuming car parking spaces are valued at £25,000 per space.

FURTHER INFORMATION

CAD drawings and title information are available on request or to make arrangements to inspect please contact:

Adam Wildig

Tel: 07739 325 666

Email: aw@christopherdee.co.uk

Alex Jones

Tel: 07516 001 666

Email: aj@christopherdee.co.uk

Chris Bathurst

Tel: 07957 138 003

Email: cb@christopherdee.co.uk



Christopher Dee LLP

12 - 14 Shaw's Road,
Altrincham, WA14 1QU

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