MANCHESTER CITY CENTRE LEASE OPPORTUNITY

Brand + Operator Search For Proposed Hotel

GRAHAM SIBBALD



All Images included in this brochure are CGI Impressions

51 – 53 Ducie Street
Manchester

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EXPRESSIONS OF INTEREST INVITED | HOTEL BRANDS, OPERATORS & DEVELOPMENT PARTNERS

Graham + Sibbald, acting on behalf of our client, invites expressions of interest from established hotel brands and experienced operators for a proposed development on Ducie Street, Manchester.

With the potential to accommodate a contemporary aparthotel of between 80 and 130 keys, subject to the final development design and all necessary approvals, the opportunity offers an exciting prospect for operators seeking to establish a presence in one of the UK's most dynamic regional cities.

LOCATION

The Ducie Street site occupies a strategic position to the east of Manchester City Centre, close to Manchester Piccadilly Station and within easy reach of some of the city's most popular and vibrant neighbourhoods.

MANCHESTER: ONE OF THE UK'S MOST DYNAMIC MARKETS

Manchester is the UK's largest hotel market outside London, supported by a diverse economy, international profile and year-round visitor demand.

The city attracts approximately 119 million visits annually, including 11 million overnight stays, making it the UK's second most visited city for overnight trips.

The proposed Ducie Street Hotel site is situated within the Manchester Piccadilly Strategic Regeneration Framework (SRF), specifically the East Village area.

The site's prominent position provides the potential for a contemporary hospitality-led scheme that will contribute to the continued regeneration of the Piccadilly neighbourhood.

The proposed 8-14 storey scheme has the potential to make a positive contribution to the evolving cityscape. For hotel operators, the site represents an opportunity to establish a presence within a regeneration area benefiting from substantial investment, enhanced connectivity and the continued growth of Manchester's city-centre offer.


HOTEL
THE JOLLY ANGLER

APARTHOTEL DEVELOPMENT POTENTIAL

Indicative Capacity: 80-130 Keys

Based on the current understanding of the site and emerging design work, the development has the potential to accommodate an aparthotel of approximately 80-130 keys, subject to final building design, confirmation of the developable site area, planning requirements and detailed technical assessment.

Our client has appointed an architect to prepare initial design concepts and would envisage working alongside an operating partner to refine and optimise the scheme. Alternative design scenarios are currently being explored, reflecting differing approaches to massing and accommodation provision. All room numbers remain indicative and will be subject to further design development, planning considerations and the necessary approvals.





AN OPPORTUNITY FOR THE RIGHT OPERATOR

Our client is seeking proposals from credible and experienced hotel brands and operators with the capability to bring forward a commercially viable and distinctive hospitality offer.

Expressions of interest are invited from parties able to demonstrate a strong operating track record, a compelling brand proposition and the financial standing required to support a long-term lease arrangement.

Interested parties are invited to submit a proposal setting out their preferred operating model, including the desired room quantum and accommodation mix, together with corresponding commercial terms. Submissions should include the proposed lease term, minimum annual rent, any additional or turnover-based rent, rent review mechanism, FF&E approach, projected ADR and occupancy, and stabilised Year 3 turnover and EBITDA.

Operators are encouraged to outline how their proposed rental structure varies across different development scenarios and room counts, enabling our client to assess the optimal make-up of the scheme.

Submissions should also outline the proposed tenant ownership structure, operator experience, proposed brand and any available rent deposit, bond or corporate guarantee.

Proposals for the standard hotel format may also be considered, subject to the relevant design, accommodation capacity and development parameters.

To arrange a viewing please contact:

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