

MANCHESTER

26-28 Hilton Street, M1 2EF

Restaurant Unit To Let

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are situated at the corner of Port Street and Hilton Street within the vibrant Northern Quarter area, just a short walk from Stevenson Square and Manchester Piccadilly Station.

The unit is situated in a well-established mixed-use area, surrounded by independent cafés, creative workspaces, boutique retailers, and residential apartments. Nearby occupiers include **The Crown & Anchor**, **Ezra & Gil**, **Vox Hairdressing**, **Train Urban** and **The Pen and Pencil**.

The property is arranged across two adjoining units, with the main space previously used as a restaurant and café, featuring an open-plan layout. The adjacent unit provides dedicated storage and back-of-house facilities, offering flexibility for a range of operational needs.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent – On Application

A service charge is payable. For the current year the projected figure is £4.42 psf.

Accommodation

The premises comprise the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground Floor Restaurant	3,186	296
Ground Floor Studio/Storage	1,192	110

Business Rates

Rateable Value: TBC

VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



Virtual Tour

<https://youtu.be/oYpsiv1IS-s>

All Enquiries

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September 2025. Subject to Contract.

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