54 King Street

Manchester, M2 4LY

LYONS THOMPSON LETTS
PROPERTY CONSULTANTS



TO LET

759 SQ FT
(70.51 SQ M)

£85,000 PER ANNUM

Prime Retail Unit to Let

- Prime ground floor retail unit on King Street, one of Manchester's best shopping streets
- Adjacent to Creed and El Gato Negro
- Recent openings on King St include Reformation, Moscot & Face Gym
- Opposite House of Audemars Piguet
- Available from October 2027

0161 260 0075
ltlproperty.com

54 King Street, Manchester, M2 4LY

Summary

Available Size	759 sq ft
Rent	£85,000 per annum
Rateable Value	£38,750
Service Charge	A service charge is payable further information available on request
EPC Rating	Upon enquiry

Description

The property is situated on King Street, one of Manchester's best shopping streets. It's surrounded by premium retailers, restaurants and bars, including House of Audemars Piguet, Me&Em and Boodles. Face Gym, Reformation, Fraegra and Moscot have all opened on the street recently, and Bang & Olufsen and Buffalo Trace are due to open in the new year. St Ann's Square, Deansgate and Spinningfields are a short walk away.

The space is a ground floor unit with frontage onto King Street. It also comes with a remote basement storage area. This is accessed through a shared staircase at the rear of the property.

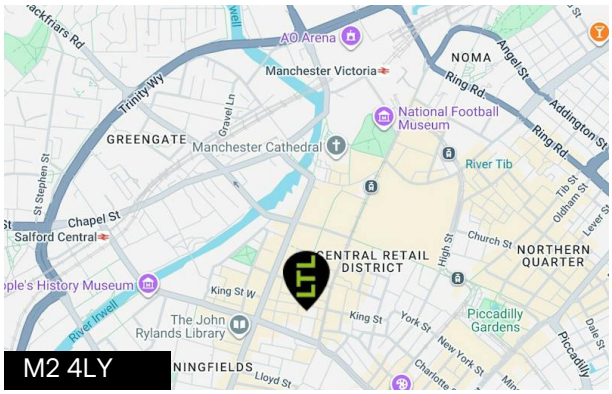
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	634	58.90
Basement	125	11.61
Total	**759**	**70.51**

Terms

Available October 2027 on a new effectively FRI Lease for a term of years to be agreed





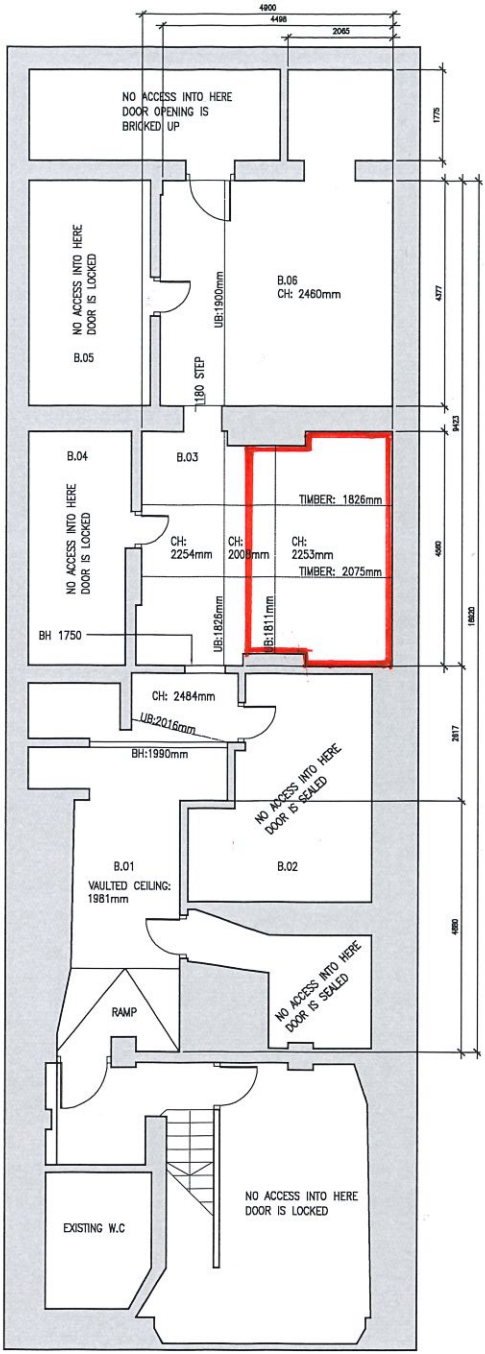
Viewing & Further Information



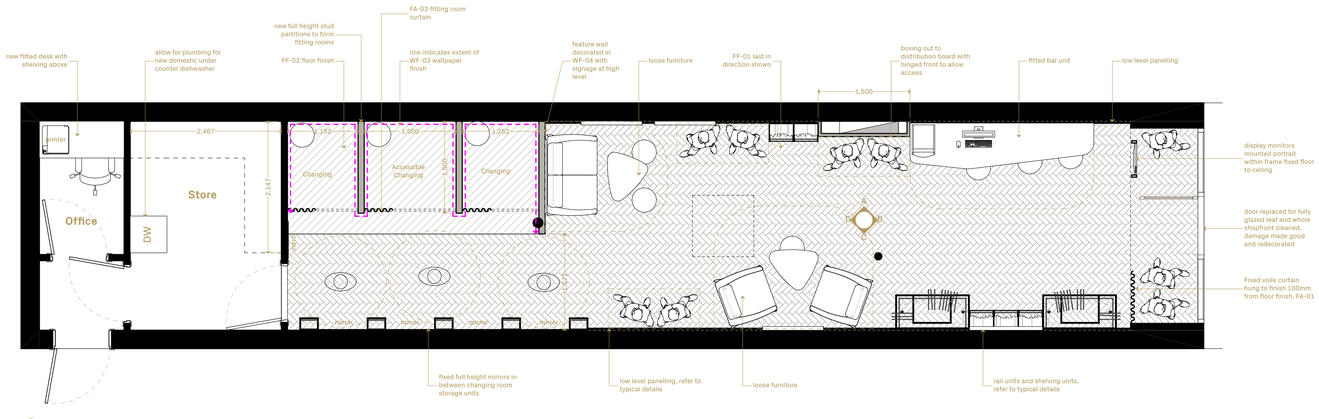
Jonathan Thompson
0161 260 0075 | 07810 656 006
jt@ltlproperty.com

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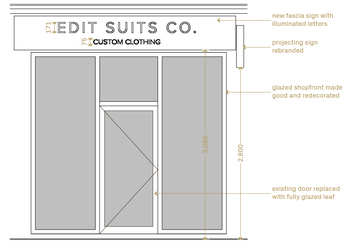
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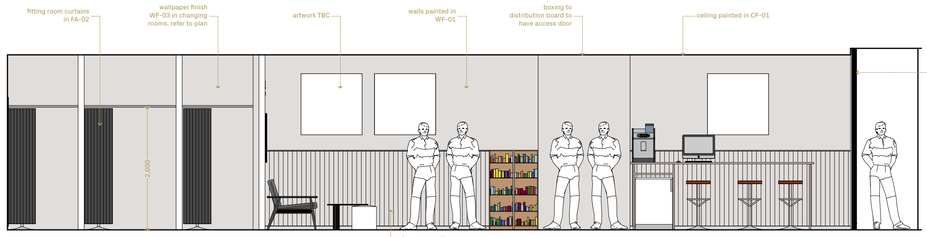
1 EXISTING FLOOR PLAN
SCALE 1:50
BASEMENT



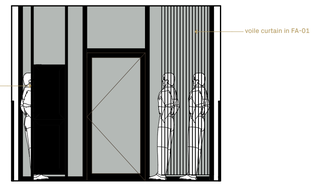
01 Plan
Scale @ A1 - 1:50



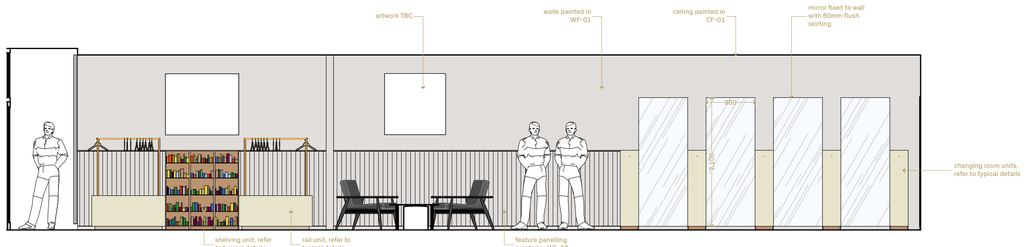
02 Shopfront Elevation
Scale @ A1 - 1:50



06 Internal Elevation A
Scale @ A1 - 1:50



04 Internal Elevation B
Scale @ A1 - 1:50



03 Internal Elevation C
Scale @ A1 - 1:50



05 Internal Elevation D
Scale @ A1 - 1:50

General Notes:

- → All drawings are design intent only
- → It is the contractor's responsibility to confirm site dimensions, compatibility of specifications and compliance with statutory regulations
- → Any issues are to be reported to Sculpt at the earliest opportunity
- → This drawings remains the property and copyright of Sculpt Design Ltd, it must not be copied in part or in whole without prior written consent.
- → Do not scale from drawing, if in doubt ask
- → All OS maps and site plans © Crown Copyright and database rights 2022 OS 100047474

Finishes Specifications:

WF-01

- → Farrow & Ball Estate Emulsion
- → Wevet No. 273

WF-02

- → Farrow & Ball Estate Eggshell
- → Wevet No. 273

WF-03

- → Vescom Wallpaper
- → Ecolin
- → 2620.87

WF-04

- → Polished plaster effect paint
- → Imperia Italia
- → Sioloc
- → Altair

FF-01

- → Domus
- → LG Hausys Harmony Parquet
- → DLG 6204-H

FF-02

- → 2tec2
- → Herringbone
- → Sandstone

CF-01

- → Dulux
- → Diamond Matt Emulsion
- → Pure brilliant white

FA-01

- → Panaz Fabrics
- → Glint
- → 005 Chalk

FA-02

- → TBC

Client:	Edit Suits Co.
Project Title:	54 King Street
Project Number:	22178
Site Address:	Manchester, M2 4LY
Issue Date:	Work in Progress

Drawing Title:

Proposed Plans

Status:

For Costing

Drawing Number: 32.01

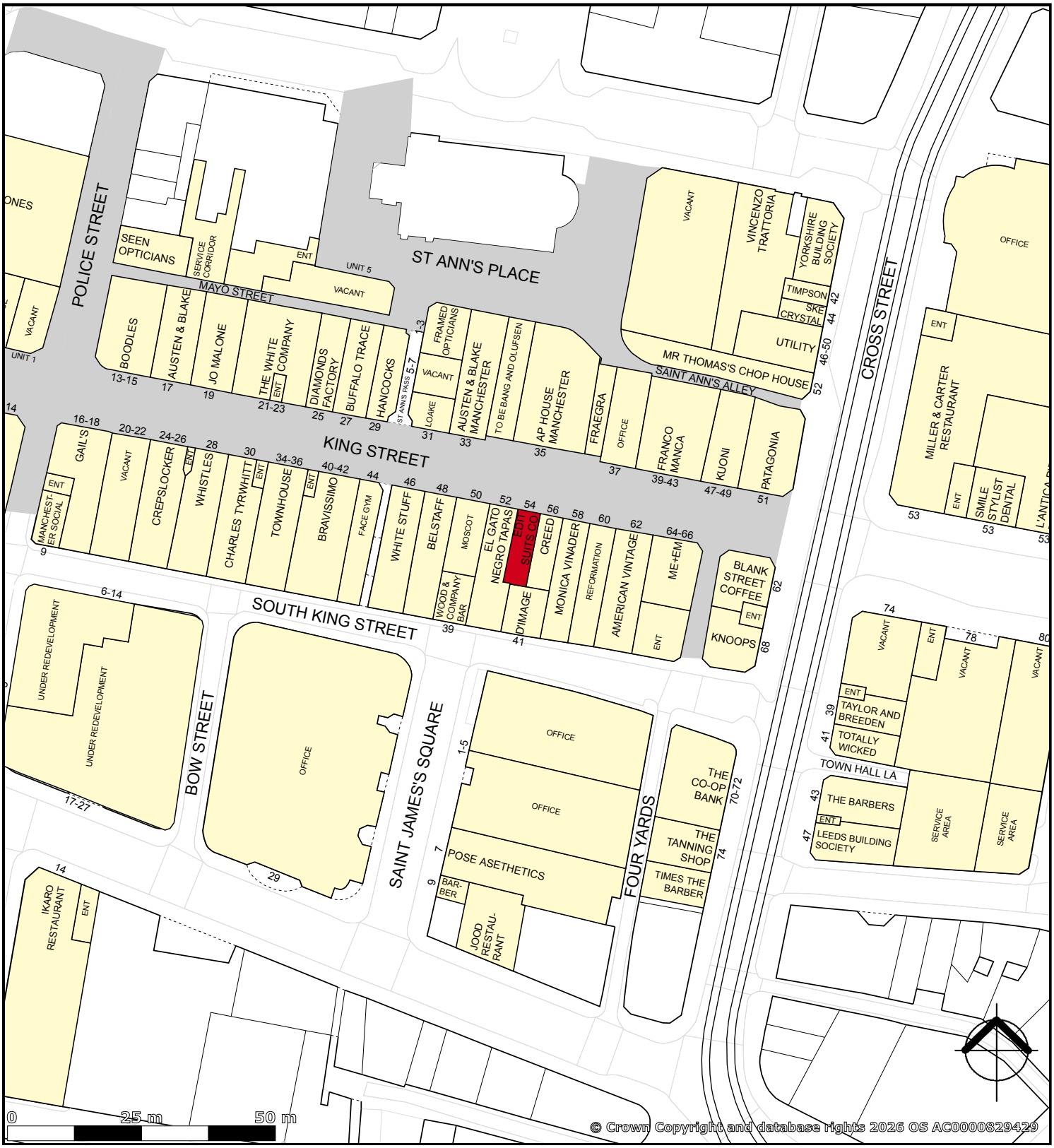
Revision: A - WIP

Sculpt

221 Scott House, Custard Factory, Birmingham B9 4AA
hello@sculpt.design | sculpt.design | 0121 663 1313

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Edit Suits Co, 54 King Street, Manchester, M2



created on edozo

Plotted Scale - 1:1,000