

Gifford Dixon

Commercial Property

Hot Food Takeaway To Let

£9,250 per annum

546 sq ft

36 Back Piccadilly, Northern Quarter, Manchester, M1 1HP

Long established cafe/takeaway premises located in the popular Northern Quarter

- Successfully trading from this location since 1992
- Fully fitted kitchen and dining area available
- Affordable rent in the popular and vibrant Northern Quarter region of Manchester City Centre
- Security of tenure, offering scope for a new longer lease
- Only selling due to retirement

0161 667 1317
gifforddixon.co.uk





Description

A rare opportunity has arisen to take over the lease of an established and popular Northern Quarter mainstay. Cafe Marhaba have successfully traded from this location since 1992, and are now looking to pass the business on to the next generation with the business owners impending retirement.

Briefly, the premises consists of a well appointed cafe offering up to 20 covers, with serving counter dividing the main restaurant area with a range of cookers and extractor behind. To the rear of the main restaurant space is a food preparation area, pot was and refrigerator, while both customer and staff W/C's are found at the rear of the premises.

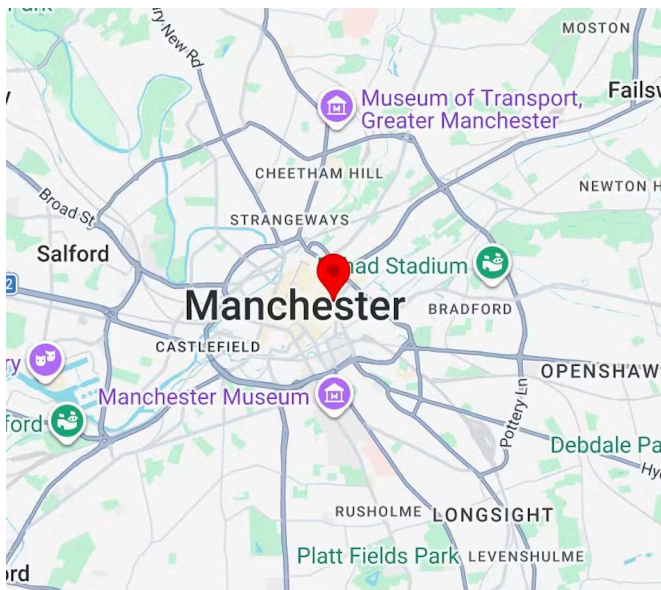
Location

36 Back Piccadilly is located just off Newton Street within Manchester's vibrant Northern Quarter, Manchester's creative heart. The neighbourhood is densely packed with independent clothing boutiques, coffee shops, record stores, and alternative shopping destinations. The property sits directly adjacent to the Rat and Pigeon pub (formerly the historic Mother Mac's).

Transport & Accessibility

- **Piccadilly Gardens:** The location is a brief three-minute walk from Piccadilly Gardens. This area serves as Manchester's central hub for high street shopping, bus networks, and the Metrolink tram system.
- **Manchester Piccadilly Station:** The city's main train terminal is highly accessible from this location, positioned just a short walk to the southeast.
- **Pedestrian Access:** While accessible by vehicles for deliveries, the tight constraints of Back Piccadilly make it predominantly a pedestrian cut-through for people moving between the commercial core and the Northern Quarter.





Summary

- Rent: £9,250 per annum
- Business rates: 100% SBRR available to qualifying tenants
- Service charge: £400 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- Lease: Assignment

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Restaurant/kitchen	453	42.09
Upper Ground	Toilet facilities	93	8.64
Total		546	50.73

Terms

Available by way of assignment of the existing 10 year lease from 21st June 2018, subject to a rent review at the end of year 5. The lease benefits from security of tenure and so a new lease can be agreed at the expiry of the current term, or sooner by negotiation.

Premium

The outgoing tenant is seeking £60,000 for this 'turn-key' opportunity with all fixtures and fittings to remain. An inventory can be provided on request to potential purchasers.

Rent

The passing rent is £9,250 per annum

Service Charge

We understand that an annual service charge of £400 is collected to contribute towards ad hoc external repair and maintenance to the building

Business Rates

Rateable Value (2026 List) - £9,100

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable and any relief available based on their individual circumstances.

VAT

We understand that VAT is applicable to the rent and service charge here

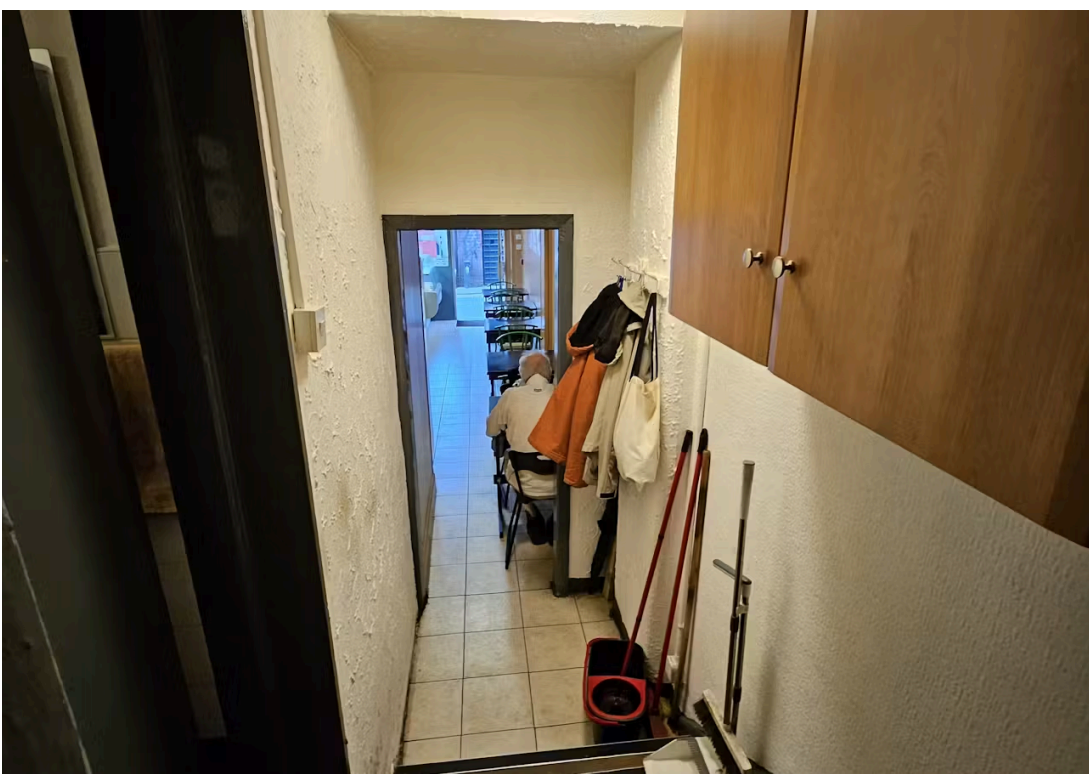
Legal Costs

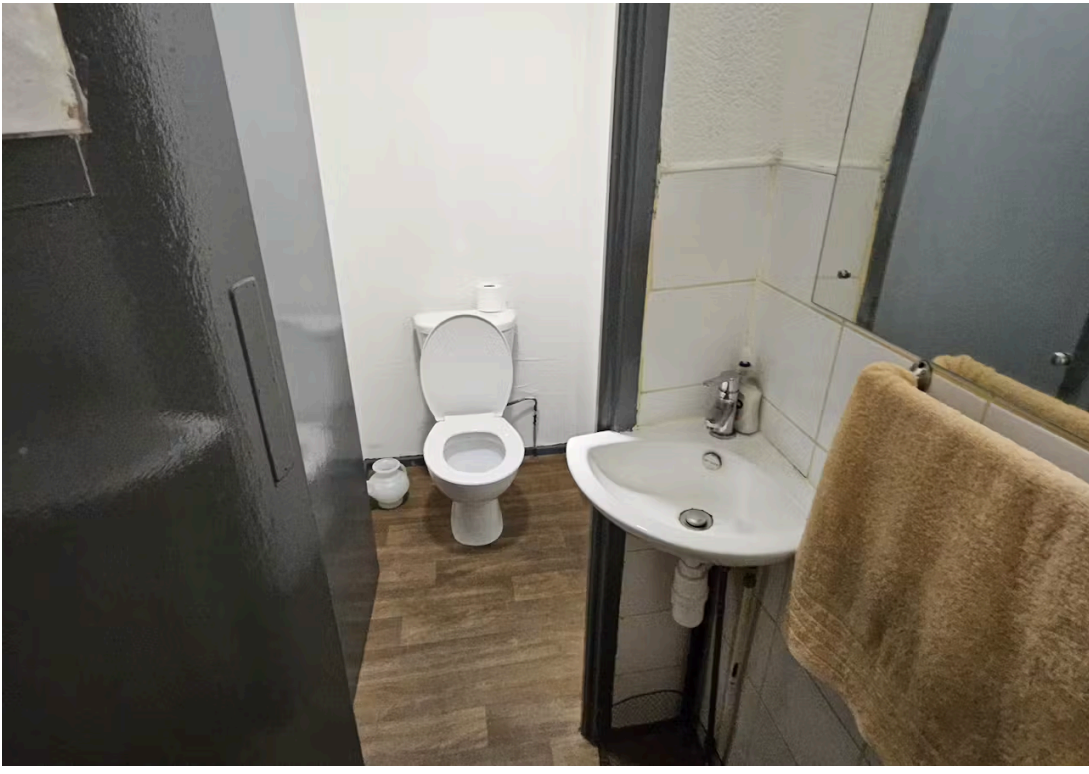
Each party are to be responsible for their own costs incurred in this transaction

Gifford Dixon

Commercial Property

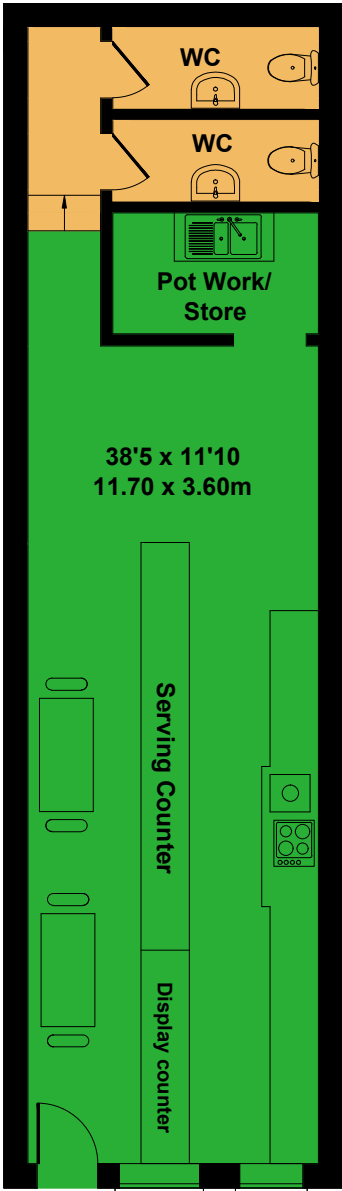
Gifford Dixon Commercial Property for themselves and for the vendors or lessors of this property whose agents they are, give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Gifford Dixon Commercial Property has any authority to make or give any representation or warranty whatever in relation to this property. 4. All rentals and prices are quoted exclusive of VAT





36 Back Piccadilly, Northern Quarter, Mancheste

Approximate Gross Internal Area
549 sq ft - 51 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.