



55 King Street, Manchester, M2 4LQ

Fitted restaurant space, prime location on King Street, Manchester.

Summary

Tenure	To Let
Available Size	2,345 sq ft / 217.86 sq m
Rent	£80,000 per annum
Rates Payable	£12.51 per sq ft
Rateable Value	£47,750
EPC Rating	Upon enquiry

Key Points

- Prominent corner unit on King Street
- Fitted with extract, WC facilities and M&E system.
- Available March 2026
- Suitable for Leisure or Retail use

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Description

The property was most recently a restaurant (Kala), majority of the fit out remains. However prior to this was a retail outlet. Benefits from full extract system, WC facilities cold room and parts of the kitchen. New heating & cooling system has been currently being installed by the landlord with new exposed ceiling. The space is split level with a large entrance area which has a bar area, WC facilities and stairs up to the main dining area and kitchen. There is a large glass elevation looking down King Street to Cross Street and further windows providing natural light onto the Cheapside elevation.

Location

55 King Street stands prominently in the heart of Manchester's Central Business District, situated on the corner of King Street and Cheapside. The entrance elevation looks down to the Cross Street junction. Very easy access to both Victoria and Piccadilly train stations, the metrolink at St Peter's Square and bus routes.

Nearby occupiers include retail and leisure operators. Black Cat, Pizza Express, North Westwood Ho, Cibo, All Bar One and Fight Club Manchester.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,118	196.77	Available
Total	2,118	196.77	

Rates

Interested parties should make enquires with the local rating authority. From 2026/2027 the standard retail, hospitality and leisure UBR of 43.2p will be applicable. From April 2026 Rateable Value of £47,750.

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

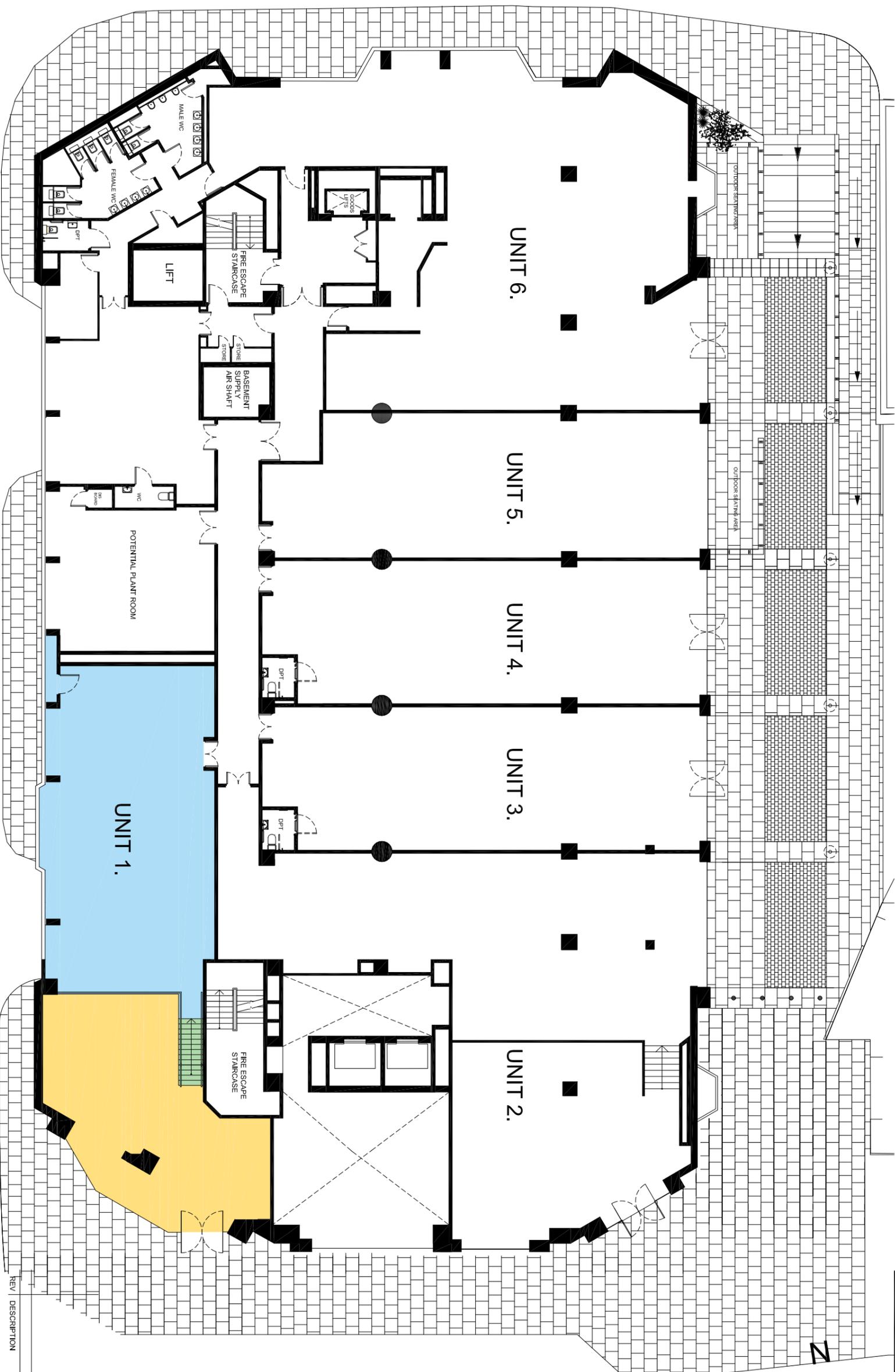
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KING STREET PLAZA

CHAPEL WALKS

UPPER GROUND FLOOR PLAN

CHEAPSIDE



KING STREET

The Contractor is responsible for checking dimensions and any discrepancy to be verified with the Architects before proceeding. Figured dimensions to be worked to only. Subject to all Local Authority and Statutory approvals. DO NOT SCALE

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Orbit
 Developments

55 KING STREET
MANCHESTER

UPPER GROUND FLOOR UNIT 1.
LAYOUT

Scale	1:200	@ A3	L.P.S.	checked	Date	16.01.26
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55-SCH-1334

KITCHEN EQUIPMENT SCHEDULE

ITEM	DESCRIPTION	QTY	DIMENSIONS
01	HAND WASH BASIN	1	TBC
02	SINGLE BOWL SINK with DRAINER	1	1200(w) x 600(d)
03	3 DOOR PREP TABLE	1	1365(w) x 700(d)
04	3 DOOR PREP TABLE	1	1365(w) x 700(d)
05	RACKING	1	1700(w) x 610(d)
06	RACKING	1	1350(w) x 610(d)
07	HAND WASH BASIN	1	TBC
08	CLEANS TABLE	1	650(w) x 600(d)
09	DISH WASHER	1	720(w) x 630(d)
10	SINGLE BOWL SINK	1	700(w) x 600(d)
11	DIRTIES TABLE	1	1250(w) x 600(d)
12	RACKING	1	1800(w) x 400(d)
13	WALL SHELVES	1	CUSTOM
14	WALL SHELVES	1	CUSTOM
15	3 DOOR PREP TABLE	1	1365(w) x 700(d)
16	INFILL TABLE	1	1420(w) x 600(d)
17	2 DOOR PREP TABLE	1	1365(w) x 600(d)
18	HOT CUPBOARD & GANTRY	1	1180(w) x 700(d)
19	3 DOOR PREP TABLE	1	1365(w) x 700(d)
20	INFILL TABLE	1	1100(w) x 700(d)
21	WALL SHELVES	1	2050(w) x 300(d)
22	3 DOOR PREP TABLE	1	1365(w) x 700(d)
23	RACKING	1	1200(w) x 610(d)
24	FLY KILLER	1	TBC
25	STOCKPORT COOKER	1	847(w) x 770(d)
26	COMBI OVEN (stacked)	2	847(w) x 770(d)
27	INDUCTION SUITE	1	2030(w) x 1630(d)
28	EXTRACT CANOPY	1	3500(w) x 2250(d)
29	RACKING	1	1900(w) x 610(d)
30	RACKING	1	2200(w) x 610(d)

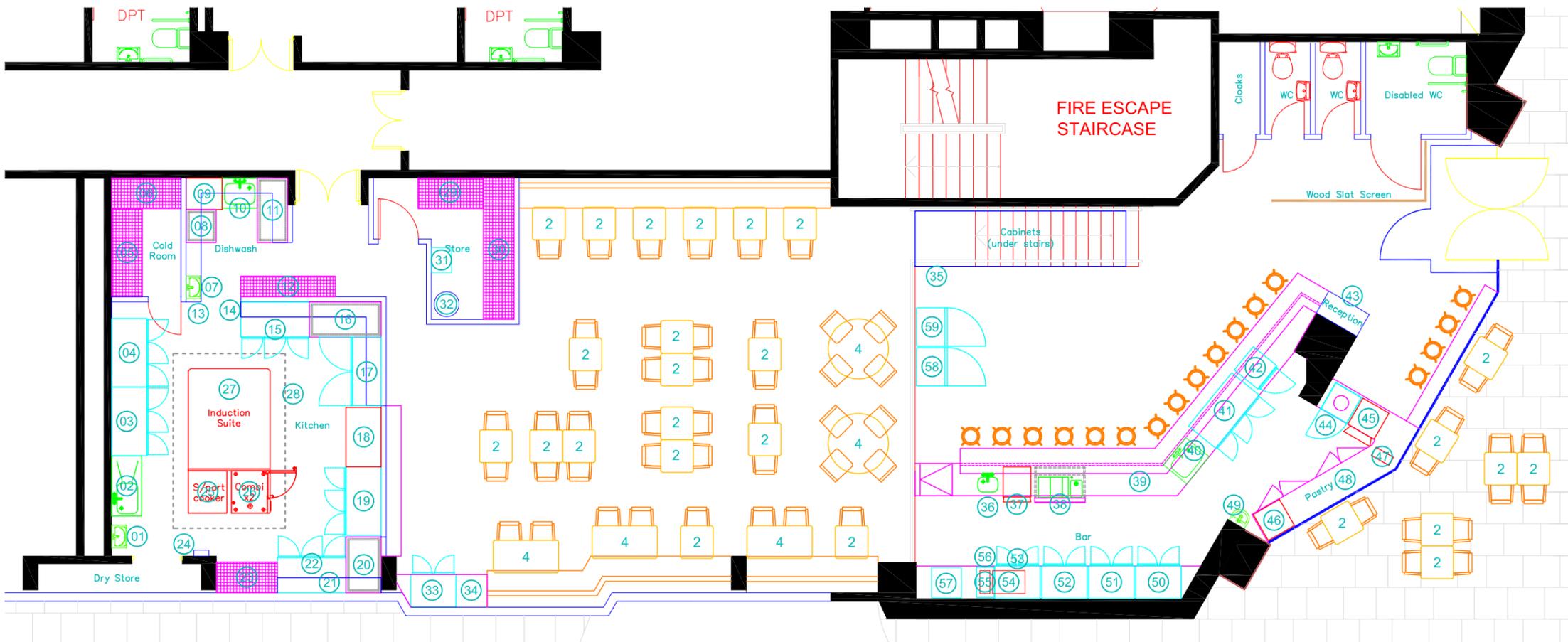
ITEM	DESCRIPTION	QTY	DIMENSIONS
31	ICE MACHINE	1	TBC
32	WATER TANK (200ltr)	1	TBC
33	BOTTLE COOLER (2 DOOR)	1	900(w) x 550(d)
34	WAITER STATION	1	CUSTOM
35	CABINETS	1	TBC
36	SINGLE BOWL SINK	1	600(w) x 600(d)
37	GLASS WASHER	1	550(w) x 600(d)
38	COCKTAIL STATION	1	1000(w) x 715(d)
39	SHELVING	1	CUSTOM
40	SINGLE BOWL SINK	1	700(w) x 600(d)
41	3 DOOR PREP TABLE	1	1365(w) x 700(d)
42	FREEZER	1	600(w) x 600(d)
43	RECEPTION DESK	1	930(w) x 500(d)
44	BIN CUPBOARD	1	600(w) x 600(d)
45	OVEN	1	600(w) x 600(d)
46	MIXER	1	600(w) x 600(d)
47	PACOJET	1	185(w) x 400(d)
48	PASTRY CUPBOARD S/S (with doors)	1	CUSTOM
49	HAND WASH BASIN	1	TBC
50	BOTTLE COOLER (2 DOOR)	1	900(w) x 550(d)
51	BOTTLE COOLER (2 DOOR)	1	900(w) x 550(d)
52	BOTTLE COOLER (2 DOOR)	1	900(w) x 550(d)
53	BOTTLE COOLER (2 DOOR)	1	900(w) x 550(d)
54	COFFEE MACHINE	1	650(w) x 450(d)
55	COFFEE GRINDER	1	200(w) x 450(d)
56	COFFEE GRINDER	1	200(w) x 450(d)
57	ICE MACHINE	1	600(w) x 600(d)
58	SUB ZERO WOLF WINE FRIDGE	1	762(w) x 610(d)
59	SUB ZERO WOLF WINE FRIDGE	1	762(w) x 610(d)

This drawing is to be read in conjunction with all relevant drawings.

The main contractor/builder is to interpret the requirements in relationship to the site conditions encountered and as agreed with the Building Control officer.

All dimensions and sizes to be verified on site, any discrepancies to be reported to the client/project manager. These annotations were prepared for planning and/or building control submission only.

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PROPOSED GROUND FLOOR PLAN - OPTION 2

Rev	Description	By	Date
I	Modified layout and equipment, updated schedule.	PB	07.11.18
H	Modified layout and equipment, updated schedule.	PB	29.10.18
G	Create electrical Layout based on provided schedule of electricians work	PB	16.10.18
F	Kitchen modified as instructed.	PB	24.05.18
E	Option modified as instructed.	PB	16.05.18
D	Option modified as instructed.	PB	11.04.18
C	Added equipment schedule	PB	16.02.18
B	Modified kitchen and bar layout	PB	13.02.18
A	For Client Approval	PB	28.01.18

Initial Issue: 28/01/2018

CLIENT	
HISPI King Street Manchester	
PROJECT TITLE Kitchen and Bar Fit-out	
DRAWING TITLE Proposed Ground Floor Layout Option 2	
Drawn by: PB	Checked by: RH
Date: 28/01/2018	Scale: 1:100@A3

CK&B
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Job Ref.	Drawing No.	Revision
JR	003	I

55 King Street, Manchester, M2

