

# Northern Quarter

Tariff Street, Manchester, M1 2FJ

**LYONS  
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PROPERTY CONSULTANTS



## TO LET

812 TO 892 SQ FT  
(75.44 TO 82.87 SQ M)

## 2 New Ground Floor Retail Units

- Located in Northern Quarter, close to Ancoats
- New residential development
- Potential for outside seating
- Ready for Summer 2026

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# Northern Quarter, Tariff Street, Manchester, M1 2FJ

## Summary

Available Size	812 to 892 sq ft
Rent	Unit 1 - £29,500 per annum & Unit 2 - £27,500 per annum
Business Rates	Rates to be assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The commercial accommodation comprises two newly built ground floor units positioned directly beneath a high-quality residential development fronting Tariff Street. The units benefit from prominent street presence, generous frontage and are set within a thoughtfully designed public realm incorporating feature paving, landscaping and strong pedestrian connectivity. Both units are to be delivered in a shell condition, providing occupiers with flexibility to configure internal layouts to suit a range of commercial uses, subject to planning. The units are well suited to retail, café/coffee, leisure, studio or community-led occupiers, complementing the surrounding residential population and established neighbourhood amenities. Level access and strong visibility from the street enhance accessibility and trading potential.

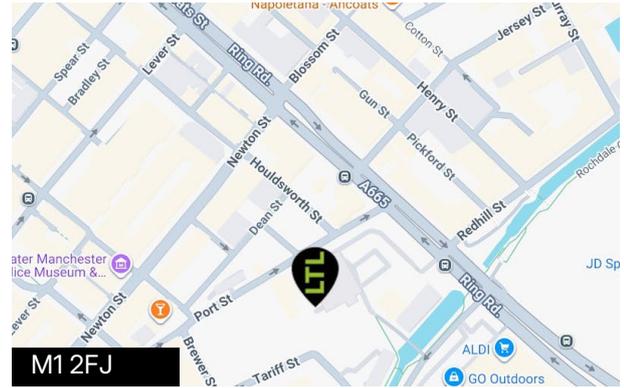
## Location

Tariff Street is located on the fringe of Manchester's Northern Quarter and Ancoats, one of the Manchester's most vibrant and densely populated urban districts. The location benefits from excellent connectivity, with Piccadilly Station, Ancoats and the Northern Quarter all within short walking distance, alongside strong public transport links and established footfall throughout the day. The immediate area is characterised by a mix of modern residential developments, converted mills, independent retailers and destination F&B operators. Notable operators nearby include Pure Gym, Aldi, GO Outdoors, Dakota Hotel, Bundobust, Ezra & Gil, Idle Hands Coffee and Evelyn's Café Bar, amongst others.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 1	812	75.44	£29,500 /annum
Unit - 2	829	77.02	£27,500 /annum
<b>Total</b>	<b>1,641</b>	<b>152.46</b>	



## Viewing & Further Information



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Car Park

75

PORT STREET

PLANNING PERMISSION DELIMITATION

Unit 2

Unit 1

TARIFF STREET

TARIFF STREET

MITCHELL BUILDING

LOOPER ON

BRANLID

DRABLD

BRASLD

BRASLD

BREWER STR

20

1 to 42

PROJECT NOTES