

GRAHAM + SIBBALD

51 – 53 DUCIE STREET, MANCHESTER

Development Opportunity

Our client is seeking expressions of interest from hotel brands, operators and development partners.



The Ducie Street site sits to the east of Manchester City Centre, close to Piccadilly Station and the popular districts of the Northern Quarter, Ancoats and New Islington to the North/East.

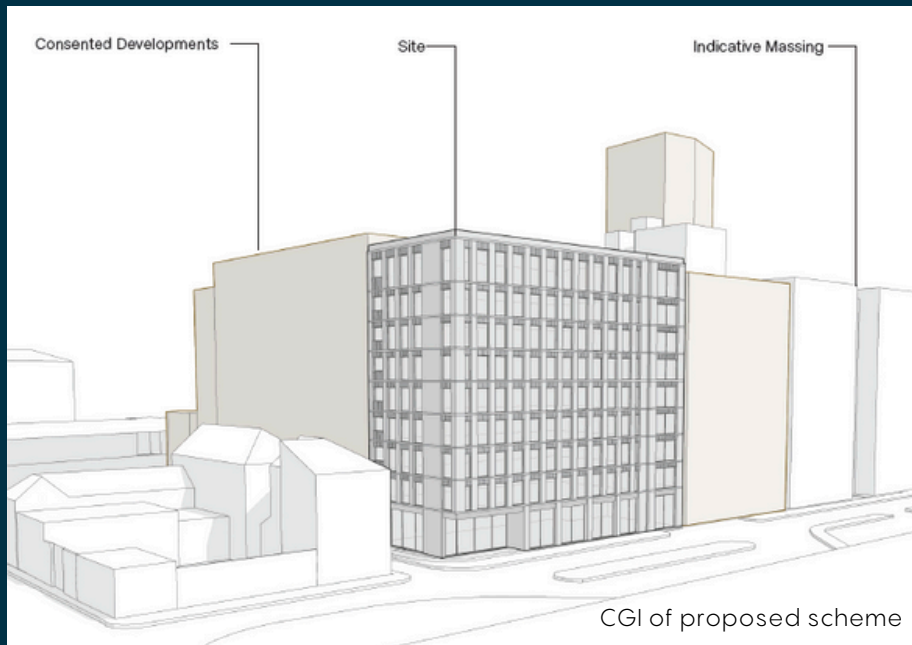
- The site falls within Strategic Regeneration Framework (SRF) set out for the Manchester Piccadilly Area.
- The proposed Ducie Street Hotel site lies within the 'East Village' area of the SRF.
- In line with SRF, the proposed building height will be between 8 and 12 storeys. Potential for 88 – 121 key ApartHotel.
- The consented developments on neighbouring plots are either under construction or are due to start on site in the near future.

Manchester Hotel Market



- Manchester has 119 million visitors per annum with 11 million visits being overnight stays. Manchester is the largest hotel market in the UK outside of London.
- Manchester is the second most visited city in the UK for staying visits for both the domestic and international market.
- The varied and extensive mix of leisure and culture activities in Manchester, including 2 Premier League football teams, party-political and corporate conferences, music, arts and theatre generate strong year round demand for hotel beds across the city.
- Hotel stays driven by the leisure and tourism market is bolstered by the mid week corporate use from visitors to Manchester that want to operate in the UK strongest performing regional economy.
- Manchester's hotel and extended stay market is well placed to continue its growth, with strong demand across all commercial and leisure activities.
- Greater Manchester continues to out perform every other regional city in economic and social key performance indicators. With an £80 billion economy, global transport connectivity and a cultural and entertainment offer that consistently puts Manchester on the International stage, the city offers a quality of life that ensures talent is attracted here and stays.

Development Opportunity – Project Summary



- This site presents the opportunity for a development to 'Complete the Urban Block', and infill between proposed development on neighbouring plots, which are either under construction, or have been granted planning.
- At ground floor, the scheme could include a reception area, with back of house areas and the necessary plant/bin area. There is also the opportunity to include a bar/lounge facing onto Ducie St. A building overhang at Level 1 and over to the norther of the site allows for future access to the rear of the building and the side of the adjacent site for future maintenance and service areas.

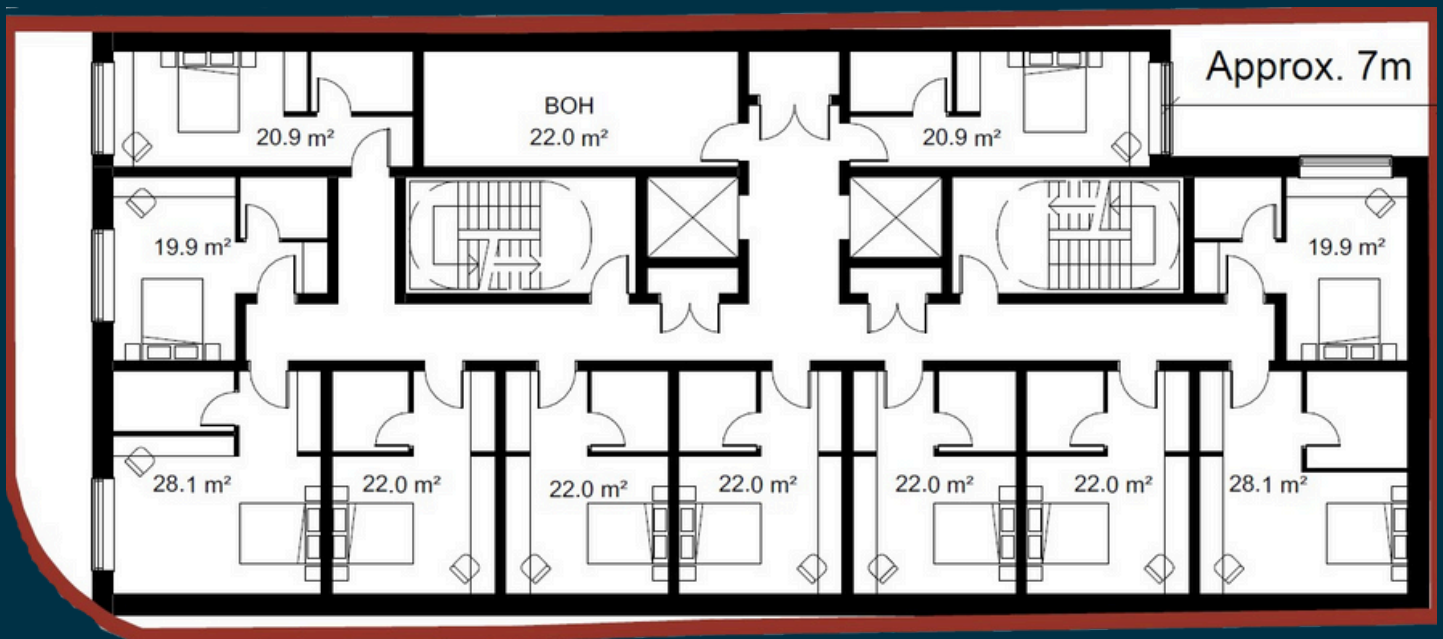


➤ Design Proposal Typical Level – ApartHotel Option

With the current interpretation of the site extents and the recommended building height during Pre-application discussions, (up to 9 Storeys), the scheme would provide 88 rooms in an ApartHotel arrangement.

➤ Extending the building height (up to 12 Storeys), the scheme could potentially provide 121 rooms in an ApartHotel arrangement.

Floor	No. of Rooms
Ground Floor	0
1st Floor	11
2nd Floor	11
3rd Floor	11
4th Floor	11
5th Floor	11
6th Floor	11
7th Floor	11
8th Floor	11
Total	88



➤ Design Proposal

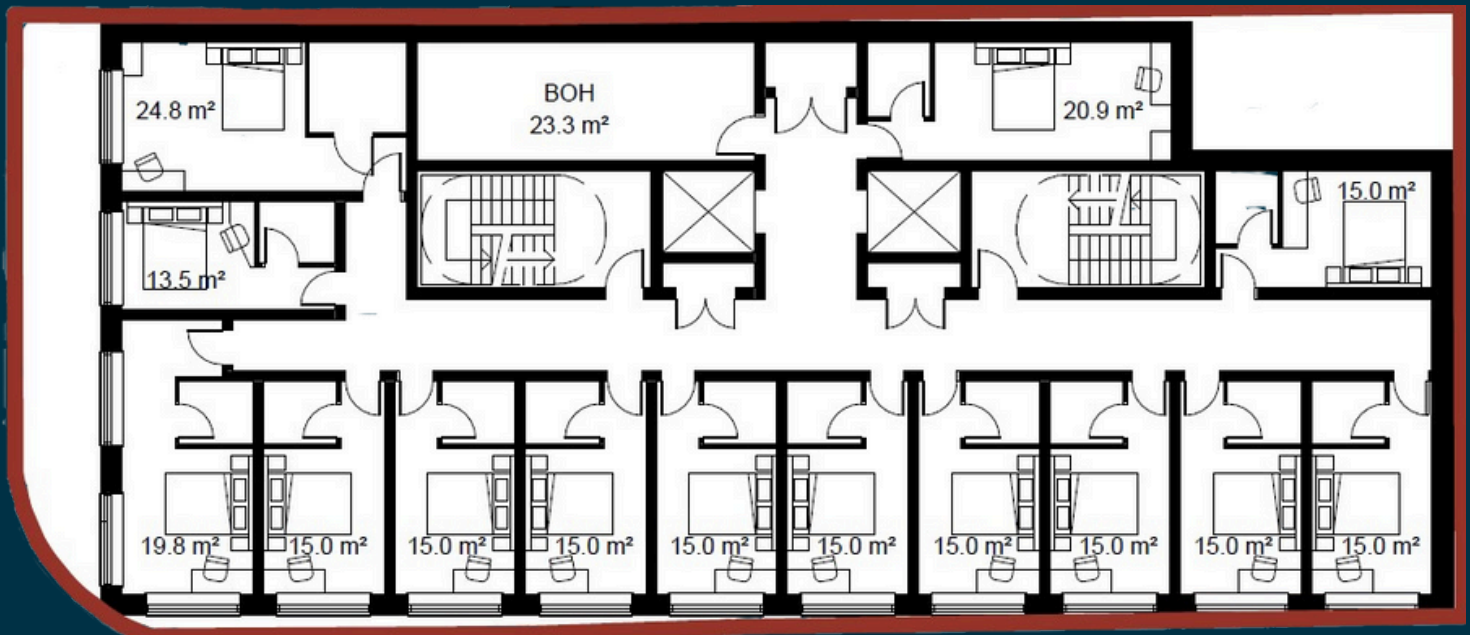
Typical Level – Standard Hotel Option

With the current interpretation of the site extents and the recommended building height during Pre-application discussions, (up to 9 Storeys), the scheme would provide 112 rooms in a Standard Hotel arrangement.

➤ Hotel Option

Extending the building height (up to 12 Storeys), the scheme could potentially provide 154 rooms in an Standard Hotel arrangement.

Floor	No. of Rooms
Ground Floor	0
1st Floor	14
2nd Floor	14
3rd Floor	14
4th Floor	14
5th Floor	14
6th Floor	14
7th Floor	14
8th Floor	14
Total	112



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