

# Gifford Dixon

Commercial Property

**FOR SALE/ MAY LET**



**42 Back Turner Street, Manchester, M4 1FR**

**Restaurant Premises**

**171.5 Sq. M. (1846 Sq. Ft.)**

**£375,000/ £30,000**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

The property is located on back Turner Street in Manchester's historic and increasingly popular Northern Quarter within Manchester City Centre. Located opposite the Arndale Shopping Centre and close to Manchester Printworks, the immediate area is home to many popular restaurant, café and retail operators, creating a vibrant atmosphere and driving footfall to the area.

All of the usual City centre transport facilities are available and are within short reach of this property.

Other nearby occupiers include Pupa Restaurant & Bar, Kabana Indian Restaurant, Evuna NQ & Saan 1 Art Gallery.

## DESCRIPTION

The property is a four-storey commercial unit of brick construction. The available space for sale is the ground floor and basement which is currently occupied by restaurant chain 'What The Pitta'.

Internally the unit provides an entrance foyer with serving counter to the front, with a largely open plan fitted kitchen beyond and a generous open plan dining/seating area off. The basement is accessed via feature staircase from the foyer and leads to a further generous seating and dining area, with customer W/C facilities and storage off. Beyond the storage area is ancillary space including an office and staffroom to the rear.

The premises is presented to a very high standard throughout, with original stripped pine floors to the ground floor restaurant and feature tiles to the kitchen, W/C facility and basement floor. The kitchen is fitted out to a high standard with the usual stainless steel fixtures and fittings plus a good sized walk in chiller off. Feature exposed brick walls are also found throughout the building which further add to the charm of the building.

This premises provides a true 'Turn Key' opportunity for an incoming purchaser, whether they be an owner occupier or investor, with the premises having an ERV of £30,000.

## ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

GROUND FLOOR	84.5 Sq. M.	910 Sq. Ft.
BASEMENT	87 Sq. M.	936 Sq. Ft.
<b>TOTAL</b>	<b>171.5 Sq. M.</b>	<b>1,846 Sq. Ft.</b>

Plus W/C facility to basement.

## SALE PRICE

**£375,000**

## RENTAL

**£30,000** pa on a minimum 10 year effective FRI lease, with all other terms to be agreed.

## SERVICE CHARGE

Current annual contribution of £5,008.80 which includes external repair and maintenance and buildings insurance.

## BUSINESS RATES

Rateable Value (2023 List) - £23,750

Rates Payable are believed to be in the region of £11,851 based on a rate of 49.9p/£ (2023/24). Rate relief may be available and you are advised to contact Manchester City Council to satisfy yourself of these.

## EPC

**C (51)**

## SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

## LEGAL COSTS

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

## VAT

We understand that VAT is applicable to the sale price on this unit.

## CONTACT

**Gifford Dixon**

Commercial Property

**Steven Gifford-Dixon**

E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

Subject to contract 11th September 2024

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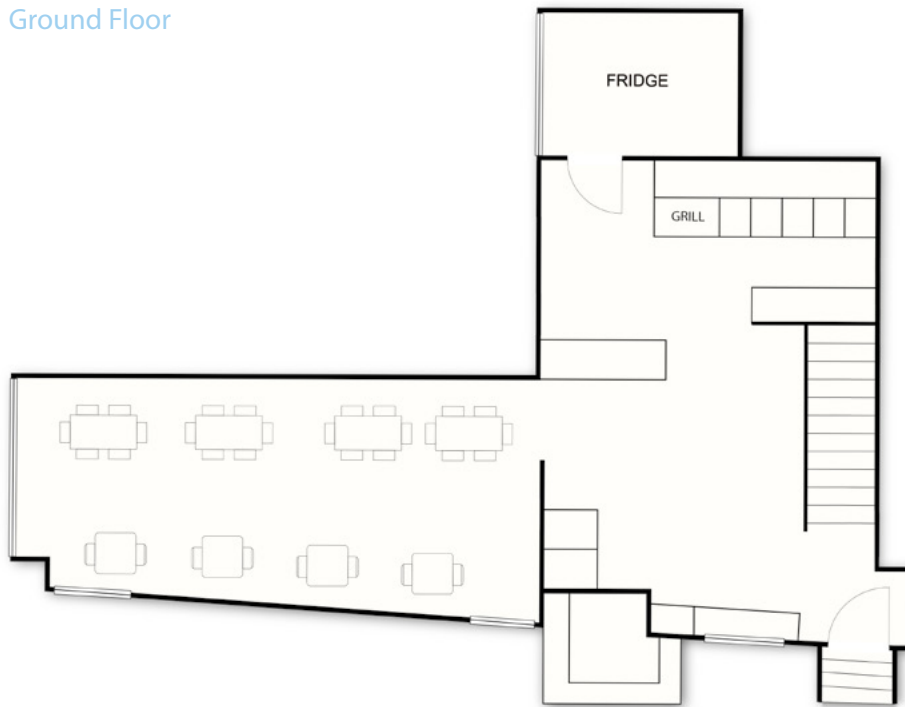


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## PLAN

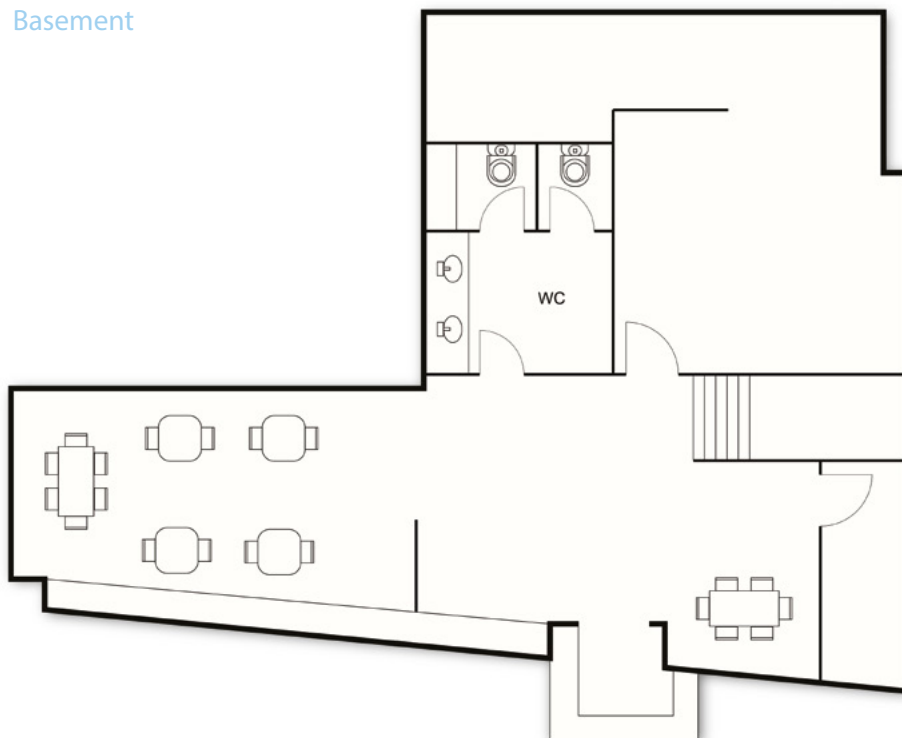
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### Ground Floor



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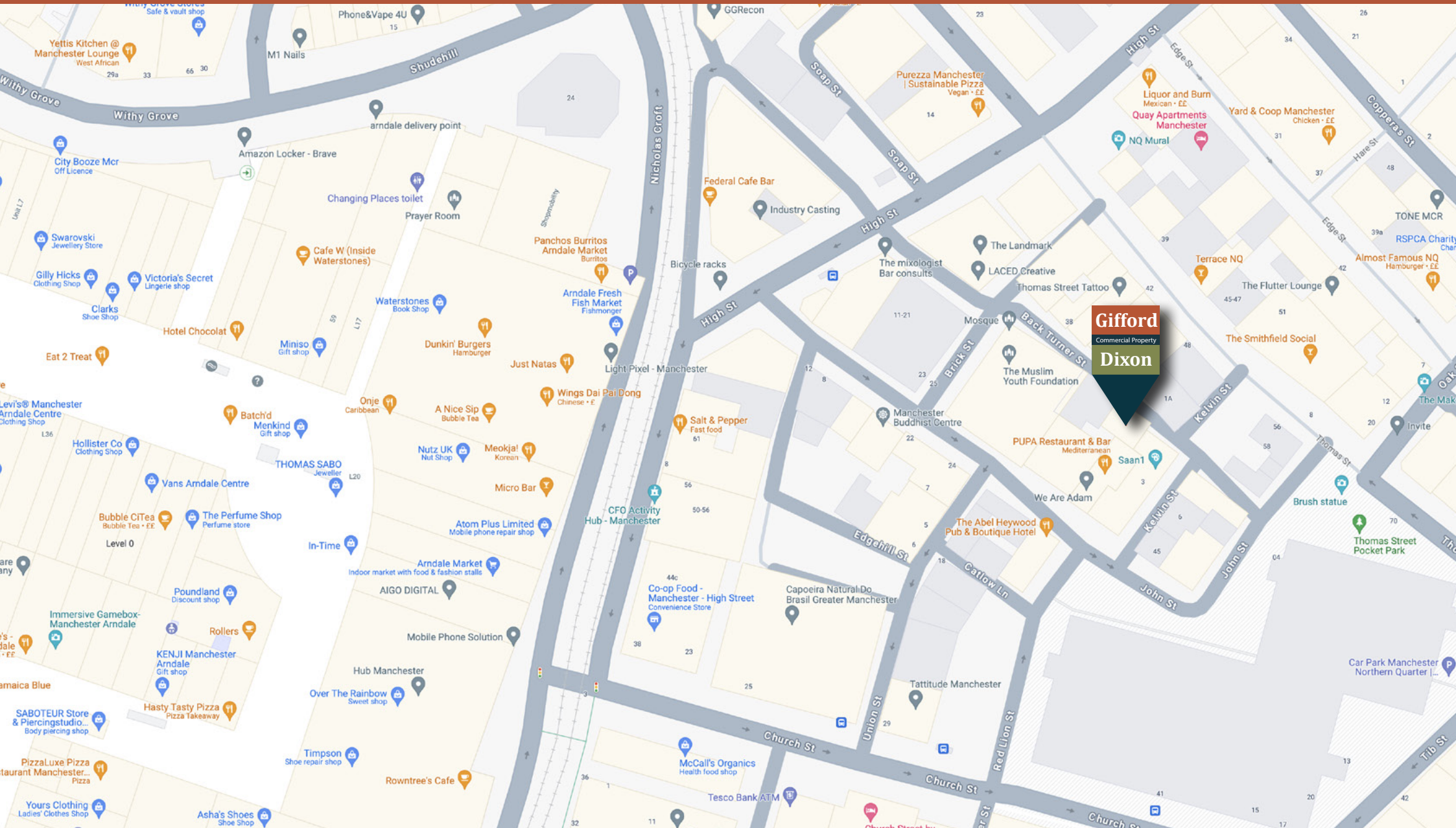
### Basement



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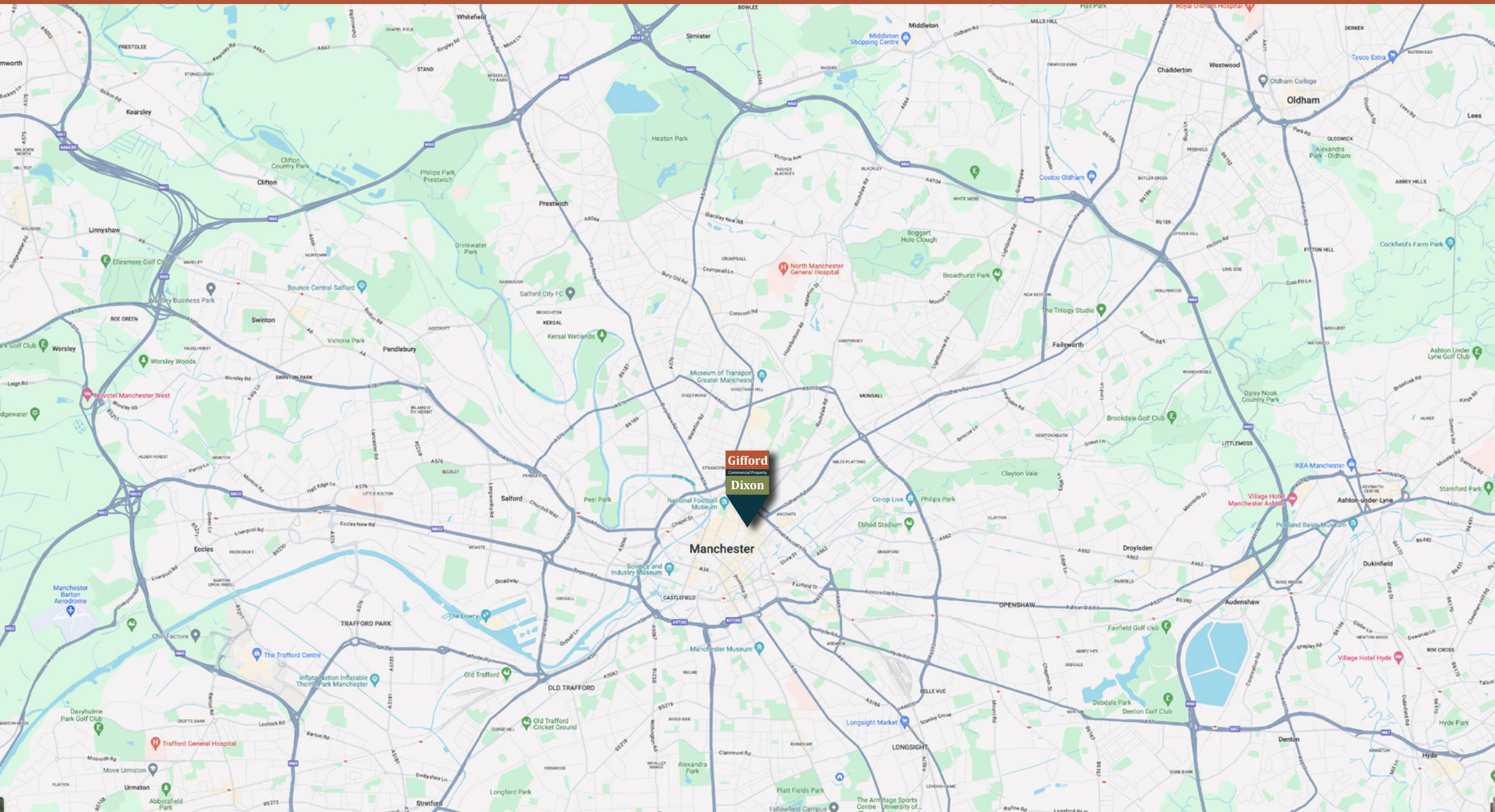
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