

Manchester

4-12 St Mary's Street, M3 2LB

Fitted Restaurant To Let

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The property occupies a prime position in the heart of Manchester city centre on St Mary's Street, just off Deansgate – one of the city's main leisure and F&B destinations.

The premises sit adjacent to **Gaucha Grill** and opposite **Fraser's Department Store** with a strong mix of established operators including **Cicchetti**, **San Carlo**, **Revolution**, **Roxy Ballroom**, **Bem Brasil**, **Las Iguanas**, **Pret A Manger** and **Slug & Lettuce** all in close proximity.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed.

Rent – £110,000 pax

Virtual Tour

<https://www.youtube.com/watch?v=6n7gohFisXo>

Accommodation

The premises are fitted as a restaurant and arranged over ground floor and basement comprising the following approximate floor areas:

FLOOR	SQ FT	SQ M
Ground Floor	2,013	187
Basement	1,875	174

Business Rates

Rateable Value (2024/25): **£30,250**

VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



All Enquiries

Richard Lyons
rylons@ltlproperty.com
0161 260 0062

Joint Agents
LBL Real Estate Ltd
0161 327 3685

Fitted Restaurant To Let



This is a detailed street map of the Deansgate area in Manchester. The map shows a grid of streets including Deansgate, Barton Square, St Ann's Street, Police Street, and St Mary's Street. Buildings are labeled with names such as House of Fraser, Waterstones, and various restaurants and shops. A red rectangle highlights a specific building on St Mary's Street. A compass rose is located in the bottom right corner.

Plotted Scale = 1:1,000

41 South King Street, Manchester M2 6DE

W Itlproperty.com