Manchester

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

Fitted Restaurant To Let





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 Gaucho Grill and opposite Frasers 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=6n7gohFis Xo

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 exsclusive 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

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Joint Agents LBL Real Estate Ltd 0161 327 3685





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October 2025. Subject to Contract.

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