

Unit 2

Union East, St Johns / Enterprise City, Manchester, M3 3BG



TO LET

2,088 SQ FT
(193.98 SQ M)

£62,500 PER ANNUM

Bar / Restaurant To Let Manchester

- Recently completed leisure space beneath residential tower
- Located at St John's / Enterprise City. One of Manchester's coolest new districts
- Opposite Aviva Studios and close to Caravan.
- Fenix, Pitch and several other new bars and restaurants in close proximity
- Potential for large outdoor seating area

0161 260 0075
ltlproperty.com

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Summary

Available Size	2,088 sq ft
Rent	£62,500 per annum
Business Rates	Business rates have not been assessed as yet. Interested parties are advised to contact the local rating authority.
Service Charge	A Service charge is payable. Further information is available upon request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	An estate charge is payable. Further information upon request.
EPC Rating	Upon enquiry

Description

A prime retail / leisure unit arranged over ground floor only. Large outdoor seating area available if required. An additional rent will be charged for the outside space.

Location

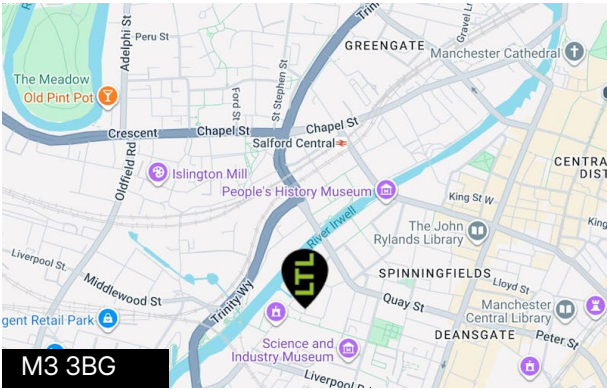
The premises are located in Manchester City Centre and form part of St John's / Enterprise City. The unit is located to the right of the residential entrance to Union 1, a new 30-story residential tower.

Accommodation

Name	sq ft	sq m	Availability
Ground	2,088	193.98	Available
Total	2,088	193.98	

Video

- Video Tour - <https://youtu.be/lpWkTrUfvEI>



Viewing & Further Information



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