

Unit 1, Goods Yard, St Johns

Manchester, M3 3BG



TO LET

3,600 SQ FT
(334.45 SQ M)

£110,000 PER ANNUM

FITTED BAR/RESTAURANT TO LET

- Adjacent to Caravan
- Opposite Factory International/Aviva Studios
- Located at St John's / Enterprise City. One of Manchester's coolest new districts
- Outside Seating Area

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Summary

Available Size	3,600 sq ft
Rent	£110,000 per annum
Rateable Value	£60,000
EPC Rating	Upon enquiry

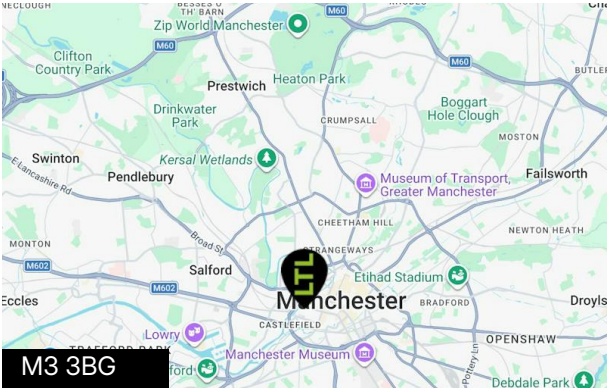
Description

The property is in the St John's development, one of Manchester city centre's fastest-growing neighbourhoods, at the foot of Quay Street between Deansgate and the River Irwell. St John's combines offices, residential, culture and leisure, including Aviva Studios, home of Factory International, and is already an established food and drink destination. Spinningfields, Castlefield and Deansgate are within a short walk, and Deansgate-Castlefield Metrolink and Deansgate rail station are close by. The unit previously traded as The Trading Route and extends to approximately 3,600 sq ft in total, comprising ground floor accommodation and a separate storage area. It would suit a range of food, beverage and leisure operators looking to tap into the area's mix of office workers, residents and event-goers.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,264	303.24
Ancillary	336	31.22
Total	3,600	334.46

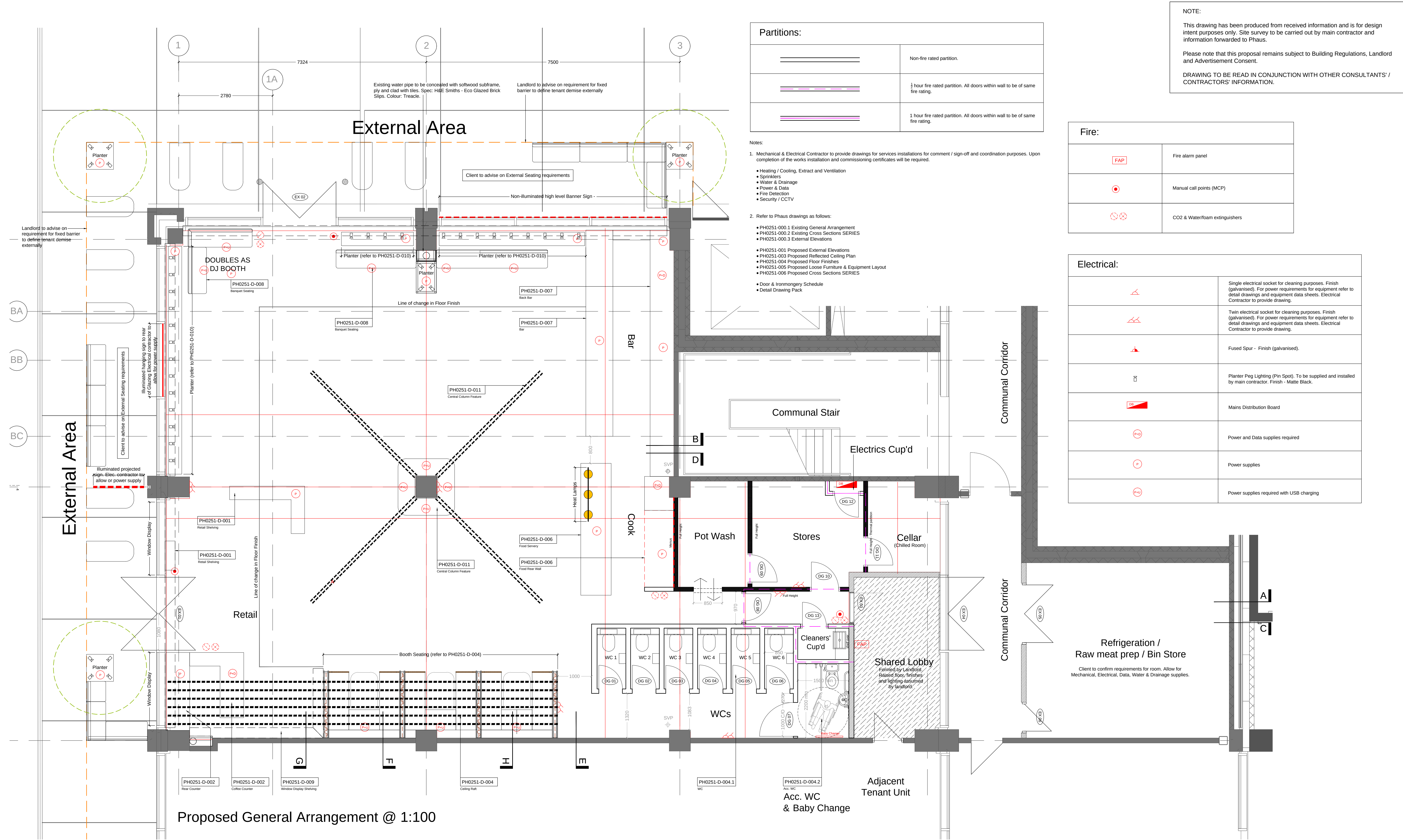


Viewing & Further Information

Jonathan Thompson
0161 260 0075 | 07810 656 006
jt@ltlproperty.com



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	Food & Beverage
	Leisure
	Available

Manchester Central

