



## Former Foundation Coffee Unit, Red Bank Riverside, 21 Aspin Lane, Manchester, M4 4GU

### Retail/Leisure Opportunity

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,064 sq ft / 191.75 sq m
<b>Service Charge</b>	£1.66 per sq ft
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Close proximity to Victoria Train Station
- 27 acres of transformation of underused land including 12 acres of green spaces, natural habitats and public realm
- 10 year delivery programme for the Red Bank Riverside neighbourhood
- 2 fitted toilets

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## Description

Great opportunity to secure a ground-floor unit in Manchester's transformative Red Bank Riverside development. The unit is situated adjacent to The Stile and The Gate accommodation blocks, and was formerly occupied by Foundation Coffee. The unit boasts double frontage and is fitted with 2 toilets, a service counter and several built-in-booth seating areas.

## Location

Red Bank Riverside offers a refreshingly green take on urban living. Minutes from Central Manchester, the energy of the city meets the calming waterfront of the River Irk and new City River Park. At Manchester's newest neighbourhood, modern homes will weave between acres of outdoor spaces and a vibrant high street.

## Accommodation

The accommodation comprises the following areas:


Name	sq ft	sq m	Availability
Ground - Ground Floor	2,064	191.75	Available
Total	2,064	191.75	

## Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. From 1st April 2025 this will be 40% relief.



## Viewing & Further Information

 **Nicola Harrington**  
07971 183 165  
nicola@sixteenrealestate.com

 **Alex Haigh**  
07737 910 932  
alex@sixteenrealestate.com

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Arrangement  
SCALE 1:50 @A1

Client:  
Foundation

Location:  
Meadowside, Manchester

Date:  
11/10/22

Drawn by:  
SD

Revision:  
/

Scale:  
1:50 @ A1

Drawing type:  
Tender

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