

Sixteen.

Leisure, Retail
TO LET



67 Bridge Street, Manchester, M3 3BQ

Fully fitted restaurant opportunity on Bridge Street, Manchester in a prime location

Summary

Tenure	To Let
Available Size	1,259 to 2,561 sq ft / 116.96 to 237.92 sq m
Rent	£45,000 per annum
Service Charge	£5,236 per annum Insurance- £1,749 per annum
Rates Payable	£22,455 per annum
Rateable Value	£45,000
EPC Rating	Upon enquiry

Key Points

- Commercial kitchen and recirculation extract in place
- Full cellar and chilled store room
- Air conditioning throughout
- Suitable for a restaurant, bar or retail use

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Rates Payable	£22,455 per annum
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Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

67 Bridge Street was operated as a restaurant and cocktail bar previously, the space was refurbished recently. The space is in excellent condition internally. As you enter the unit there is seating for 15 covers and a disabled toilet before you go up four stairs to the main bar and restaurant area. The bar is fitted with modern stainless steel fridges, sinks and storage. A further 40 covers are on this level with a small staff area and dumb waiter. At the rear there are 3 windows that provide natural light. The landlord has installed a new large glazing unit in the ceiling which goes up to the buildings internal lightwell providing the light to the centre of the space. Within the basement the unit has an office/storage room, a further three toilet cubicles and a kitchen area. Further floor plans are available on request.

Location

The property occupies a prominent position on Bridge Street. The premises is conveniently located being visible from Deansgate and just a 5 minute walk from St Peter's Square tram stop. Spinningfields is a 30 second walk. The location has improved significantly with the development of the New Bailey Office scheme at the western end of Bridge Street and is home to a variety of retail and leisure operators including Dishoom, Crazy Pedros, Close Hairdressing and Café Istanbul.

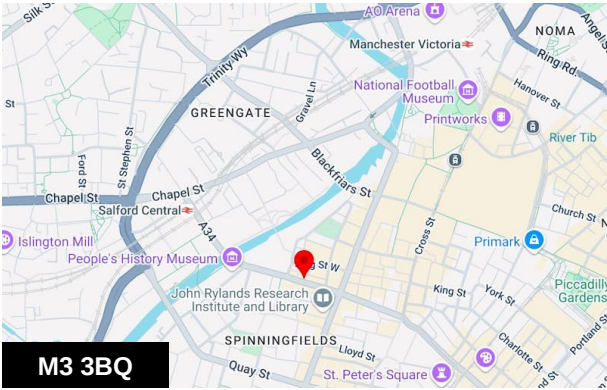
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	1,259	116.96	Available
Basement	1,302	120.96	Available
Total	2,561	237.92	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. The scheme currently provides a reduction which is 40% from 1st April 2025.



Viewing & Further Information



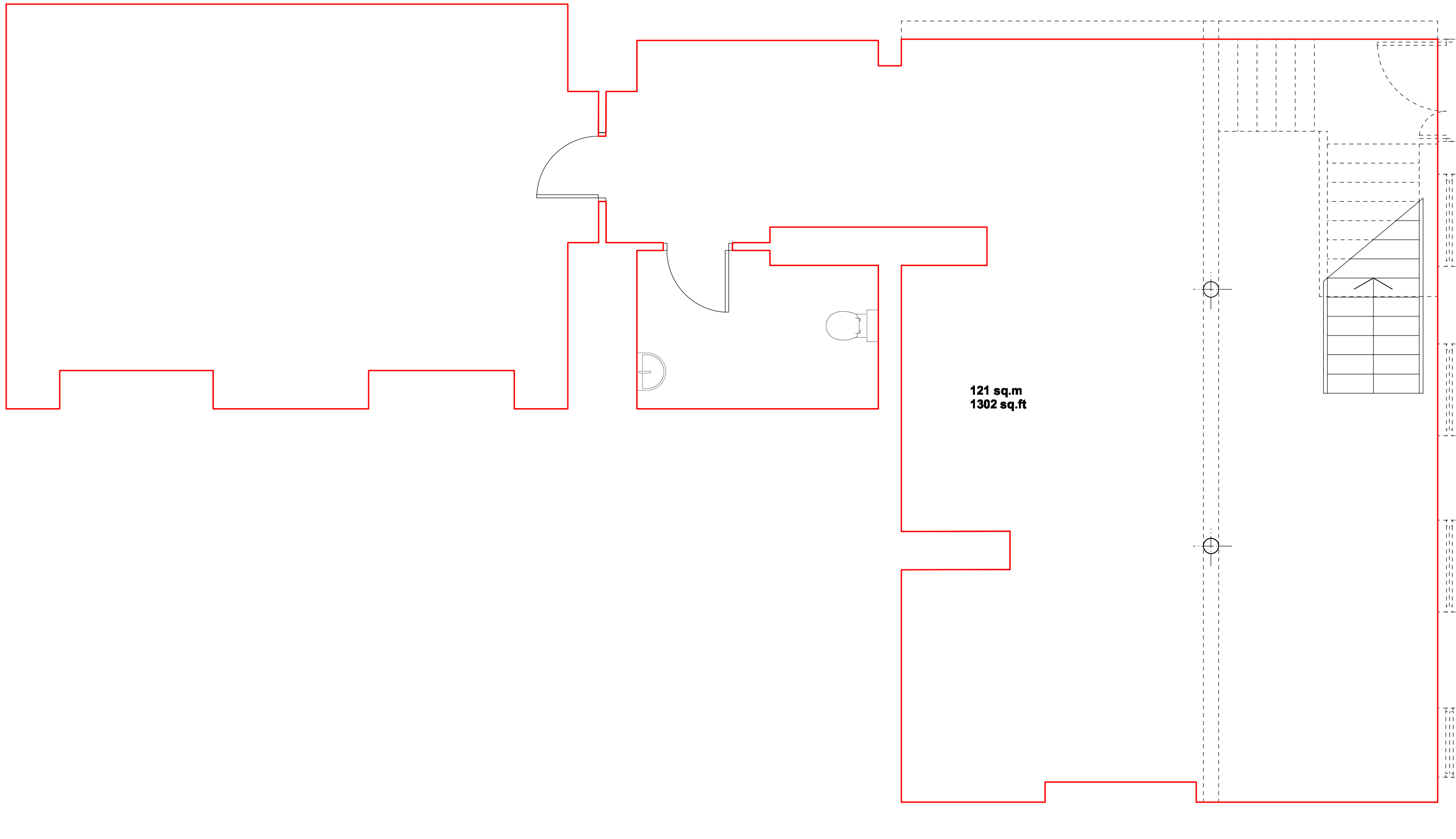
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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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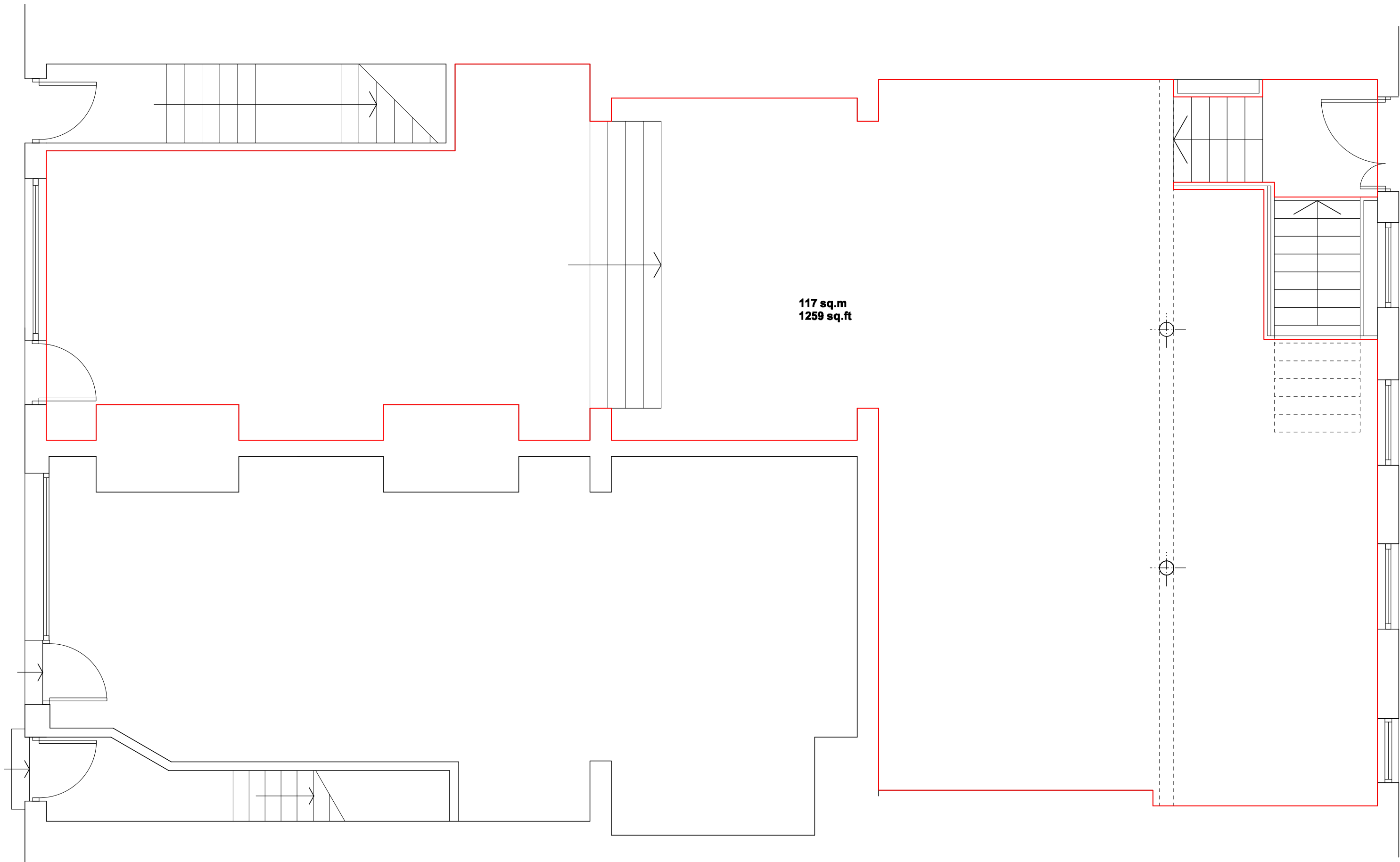


Project **Bridgeworks** Document **Existing lower ground floor**

Address **67-69 Bridge Street
M3 3BQ**

Scale & Date **1:50 @ A3** **October 2022**

Doc Ref	261	PD	0003	-
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117 sq.m
1259 sq.ft



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67 Bridge Street, Manchester, M3

