

Manchester

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

Fitted Restaurant To Let

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



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 **Gaucha 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 – On Application

Virtual Tour

<https://www.youtube.com/watch?v=6n7gohFisXo>

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 (2023): **£30,250**

VAT and Costs

All prices, premiums and rents, etc are quoted exclusive 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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