

FITTED F&B / LEISURE UNIT TO LET

Arndale Centre, Manchester

Kiosk 3, Food Court, M4 1AZ



Savills Manchester

Belvedere,
12 Booth Street
Manchester
M2 4AW
savills.co.uk



Location

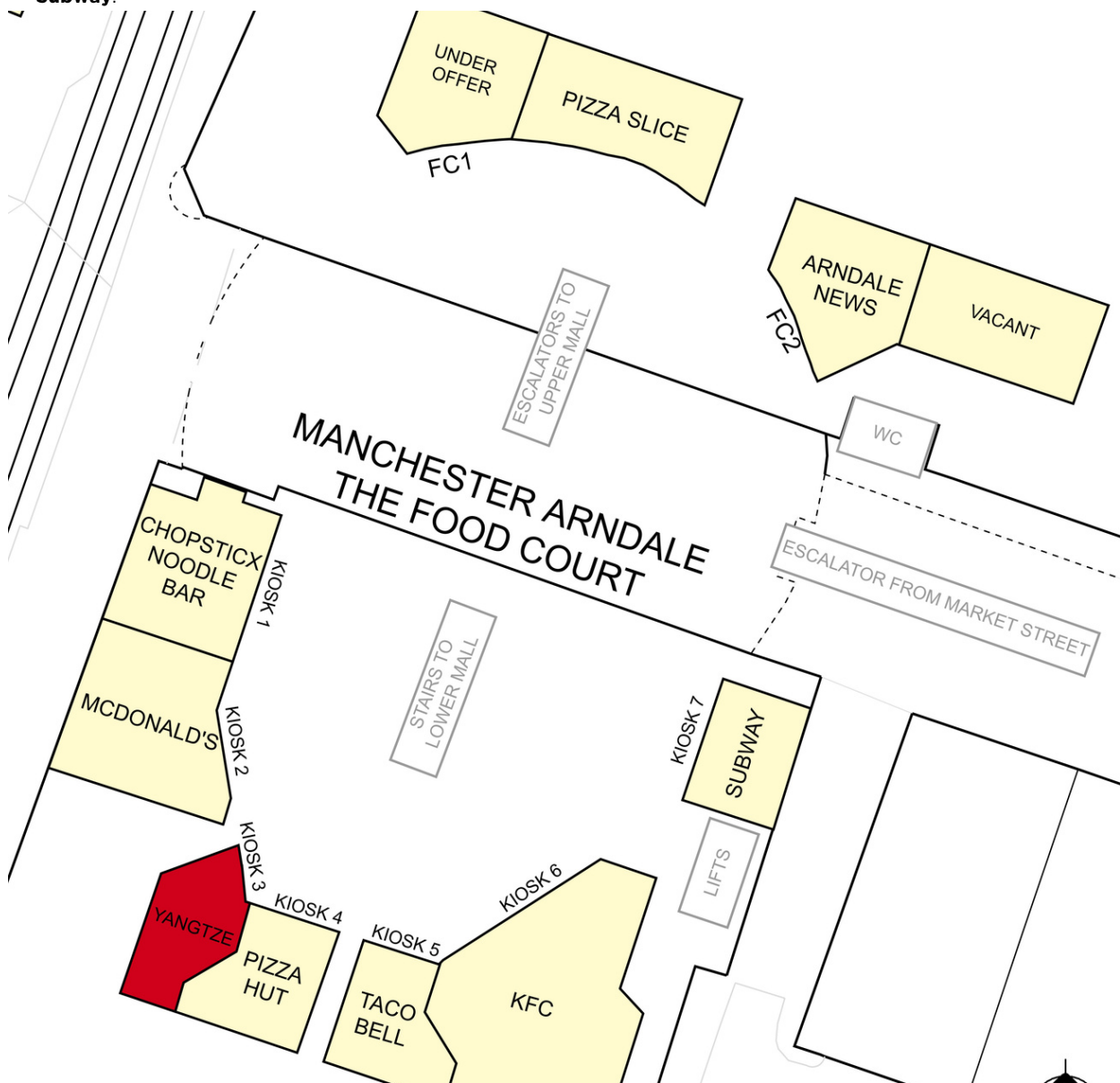
The property is situated within the food court of The Arndale Shopping Centre, Manchester's primary retail & leisure scheme located the heart of Manchester city centre. The scheme benefits from over 40 million visitors annually.

The food court benefits from escalator access directly from Market Street, Manchester's prime high street. Adjacent operators within the Food Court include **McDonalds, KFC, Chopstix, Taco Bell, Pizza Hut & Subway.**

Accommodation

The property benefits from an open layout with an excellent fit out including kitchen, extraction and WC's, and an outdoor seating area. The property comprises the following approximate floor area:

Ground Floor: 906 sq ft 84.14 sq m



Viewing & further information

Strictly by prior arrangement only with:

Jack Wagland

Jack.Wagland@Savills.com
+44 (0) 7816 184 029



Rent

Upon application.

Tenure

The property is available by way of an assignment of an existing lease with an expiry of September 2031.

Service Charge

Upon application.

Rates

Rateable Value (2026/27)	£65,500
UBR:	£0.43
Rates Payable:	£28,165

The above is an estimate and parties are advised to make their own enquiries to verify upcoming rates payable liability and any relief.

Use

The premises are suitable for A3 Hot Food Retail subject to relevant consents.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.

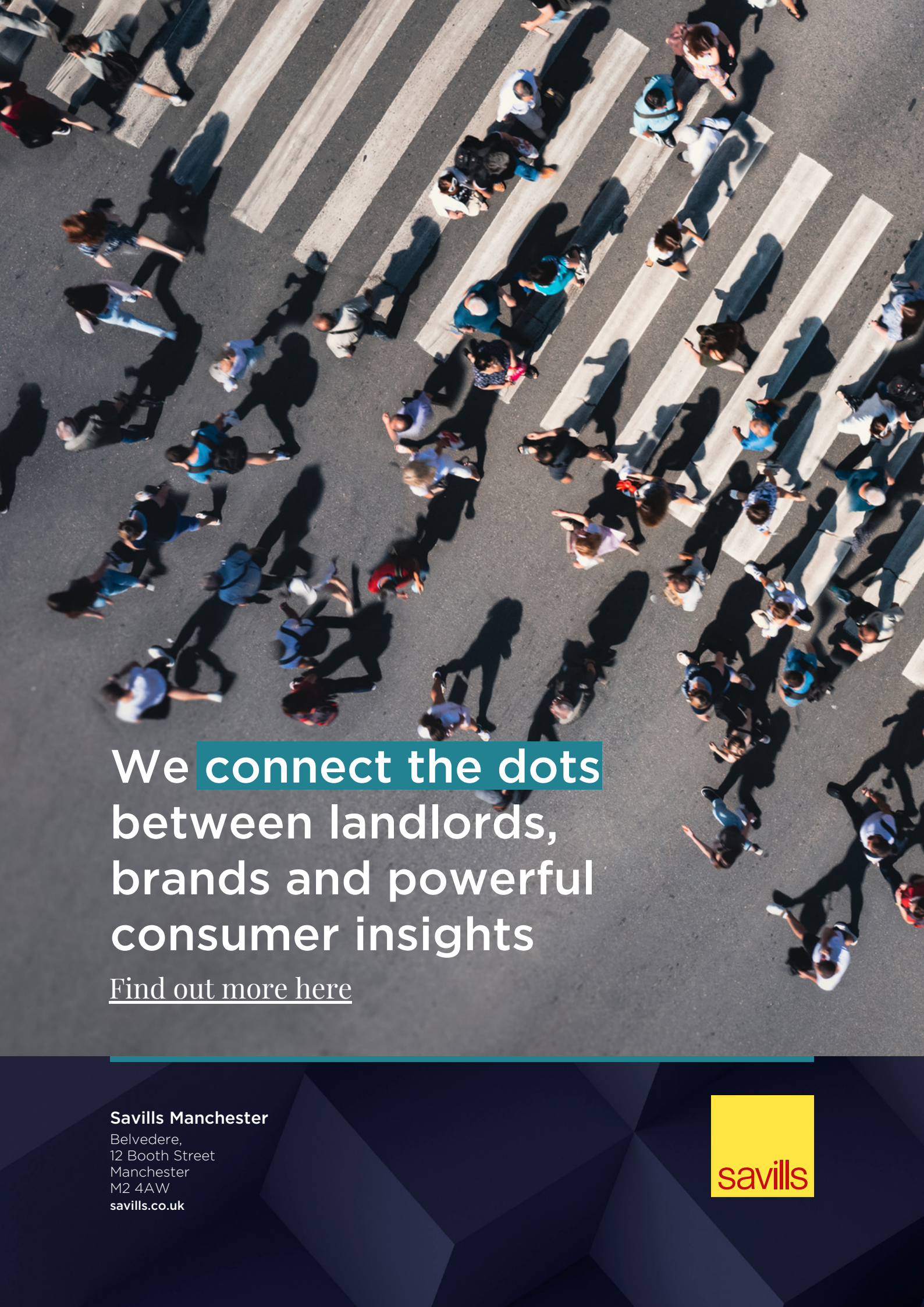


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