

To Let-Fully Fitted Restaurant



Manchester

Unit 2, Transmission House, Tib Street

Ground Floor: 2,257 sq ft (209.7 sq m)

Rent: £80,000 pax

Fully Fitted Restaurant

Location & Description:

- The corner of Tib St and Church St is a gateway to the Northern Quarter, just one minutes' walk from the city's busiest shopping area, Market St. The subject premises occupies a very prominent corner with huge frontage to both Tib St and Church St.
- This new mixed use scheme is located adjacent to Afflecks Palace within the Northern Quarter, one of Manchester's coolest areas.
- Other operators in close proximity include Fred Perry, Carharrt, Bechstein Pianos and Tesco. There are also a number of independent bars and restaurant within close proximity.
- Tenant's already secured for the ground floor include Bechstein and PappaRoti.
- The premises are arranged over ground floor plus a small mezzanine area for office/storage use.

Demise:

Ground Floor 2,257 sq ft (209.7 sq m)

Mezzanine 345 sq ft (32 sq m)

Rent:

£80,000 per annum exclusive.

Lease:

A new full repairing and insuring lease is available for a term of years to be agreed,

Service Charge:

On-account service charge for the current year stands at approximately £3,500 pax.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £62,500.

Date Prepared:

July 2024

Contact Us:

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Joint Agent:

Lyons Thompson Letts

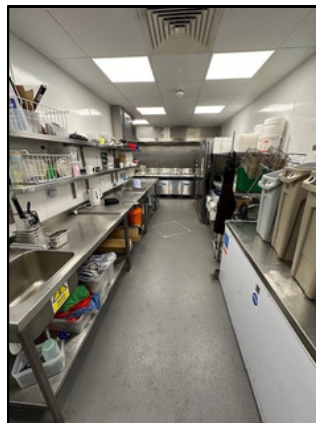
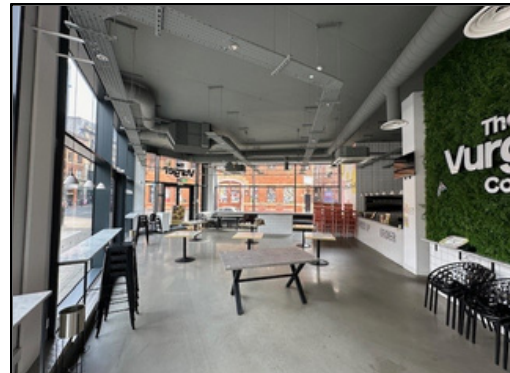
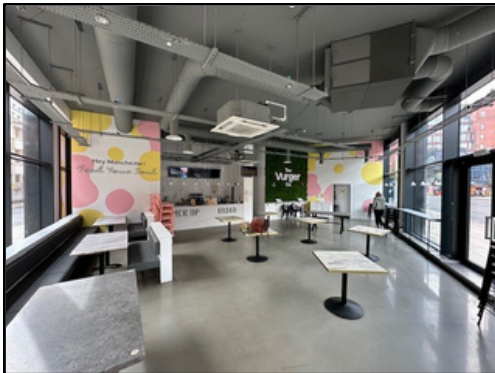
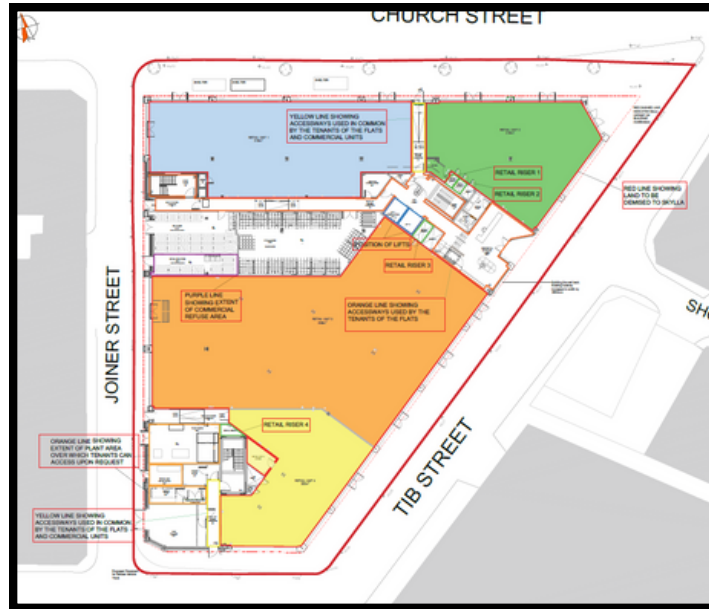
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