



HIGH STREET PROPERTY / CLASS E
10 Thomas Street, Manchester M4 1DH



**LEASE
FOR
SALE**

Rent: £65,000 PA
Ground Floor Area
2,303 Sq ft / 214 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Located in prime position on Thomas Street, in the heart of the vibrant Northern Quarter and in a very popular trading location, with nearby operators including Trof, Foundry Project, Dough, Wolf at The Door, Luck, Lust, Liquor & Burn and many others.

Proposal:

Leasehold For Sale. Further details on request.

Accommodation:

The fully fitted space comprises ground and basement bar with glazed frontages to Thomas Street and Soap Street. The trading area is accessed directly from Thomas Street and comprises a vibrant open plan bar area with the horseshoe bar situated on the left side. The majority of furniture is fixed seat booting with some loose furniture providing a flexible format, with an informal drinking area by the bar. The lower ground floor has a separate private hire space that can be used as a stand alone venue complete with it's own bar[s] or as a club area. The total capacity of the venue is 400 [180 main bar and 120 club space]. The property has the benefit of a well apportioned commercial kitchen. Extensive stores with beer cellar and office are situated to the lower ground floor. The unit has male, female and disabled toilets, accessed from the main training area. With a choice of entrances for either taking advantage of the summer months or keeping the venue more cosy during the winter.

Demise:	Sq Ft	Sq M
Ground Floor	2303	213.96
Basement	2067	192.03

Rent:

£65,000 per annum exclusive.

Business Rates:

The premises currently has a rateable value of £84,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

September 2020

Subject to Contract

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