

FITTED F&B / LEISURE UNIT TO LET

City Tower, Manchester

Unit E5, New York Street M1 4HN



Savills Manchester

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



Location

The property is situated in the heart of Manchester city centre at City Tower, fronting New York Street.

The premises sits adjacent to the office foyer and is surrounded by a variety of successful F&B / leisure operators including **Higher Ground, Bar Shrimp, Rudy's Pizza, The Alchemist, Starbucks, Bulgogi, Coffee House, Cut & Craft** and Manchester's **China Town**.

Accommodation

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

Ground Floor:	2,973sq ft	276.2 sq m
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Viewing & further information

Strictly by prior arrangement only with:

Jack Wagland

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

Jonathan Netley

Jonathan.Netley@Savills.com
+44 (0) 7768 857 690

Or our Joint Agent, James Moss & Simon Colley at Barker Proudlove.



Rent

Upon application.

Tenure

A new lease will be available for a term to be agreed, subject to five yearly upwards only rent reviews.

Rates

Rateable Value (2026/27)	£54,500
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UBR:	£0.43
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Rates Payable:	£23,435
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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 a variety of commercial uses subject to attaining relevant planning permissions.

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.

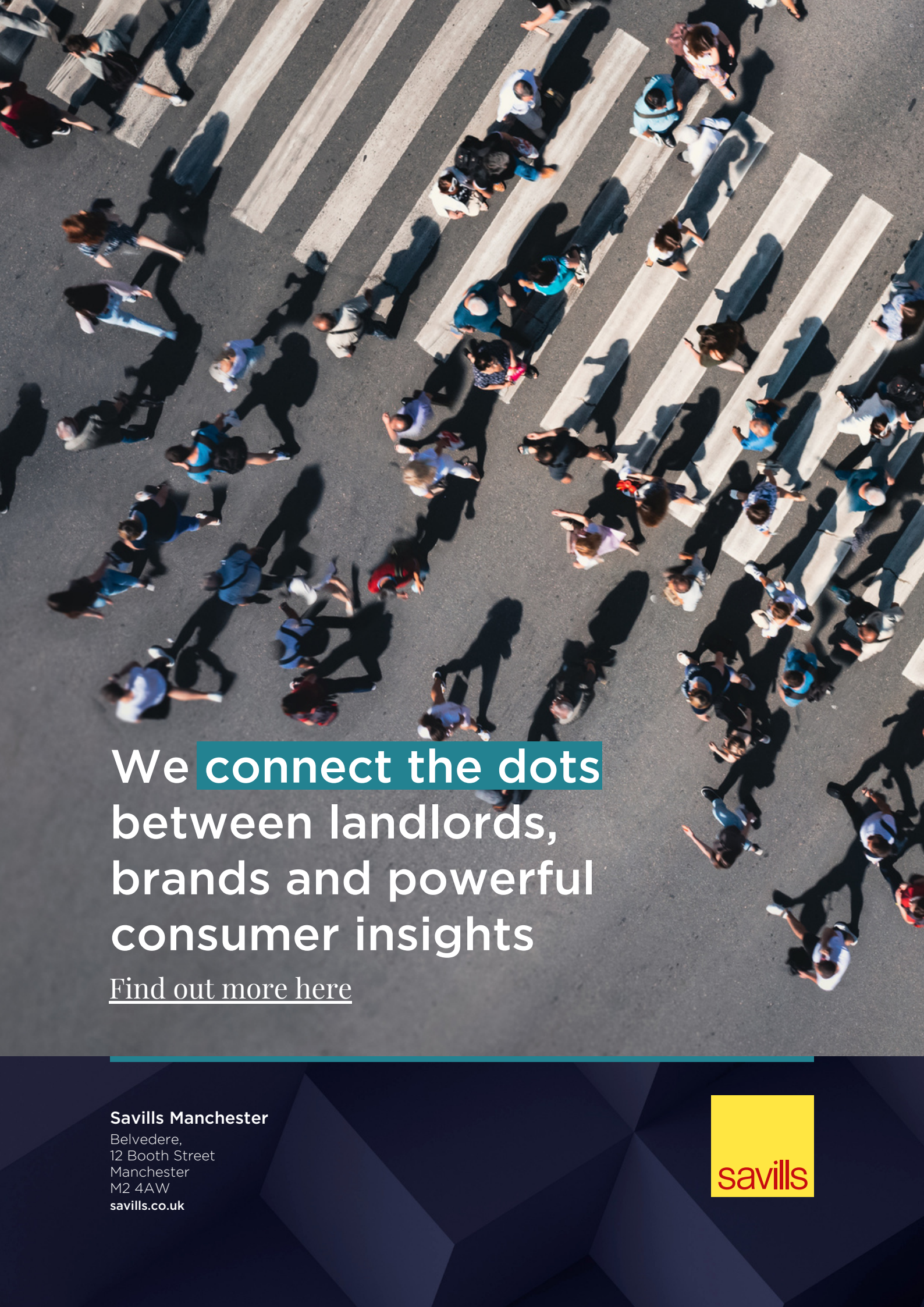


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