

LEASEHOLD FOR SALE £295,000

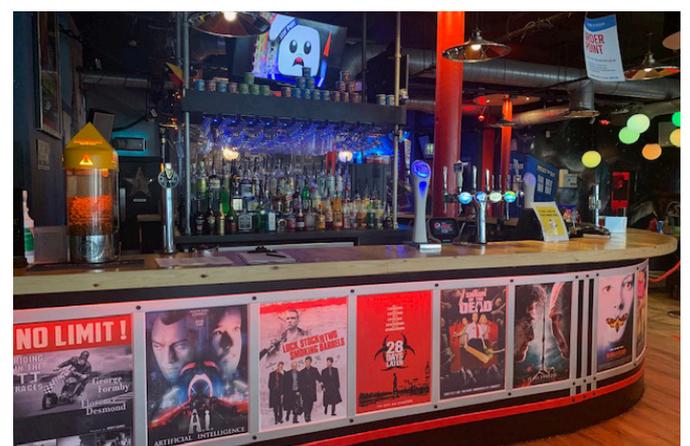
BAR 21, 10 THOMAS STREET

Northern Quarter, Manchester, M4 1DH



Key Highlights

- Prominent city centre location
- Capacity 400
- Late Licence
- Good profits on Turnover £590,000



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Location

The property occupies a prominent ground floor position of a larger leisure scheme in the Northern Quarter circuit of Manchester. The area comprises a mix of retail, restaurant and residential apartments with occupiers including national occupiers such as Foundry Project together with local operators such as Trof and Apotheca within close proximity, in addition to a number of local restaurant operators.

Manchester is well connected to the national motorway network with the M602, M6, M61, M56 and M62 all within easy reach. The A664 links with the A6, which in turn joins the A580 (East Lancs Road) and the M602.

With a population of 2.5 million, Manchester is the 2nd most populated 'large urban zone' in the UK and the 16th in Europe, with over 20 million people living within a 2 hour drive time and 7 million within a 1 hour drive time.

Property Description

Bar21 occupies two floors within this busy, larger mixed use development; with other bars and restaurants also forming part of a popular circuit.

The property has a frontage 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 its 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.

This venue is clean and well maintained.

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Planning

We understand the property currently benefits from use as a bar.

Lease

Further information is available on request.

Service Charge

A service charge is payable for the maintenance of the building and common parts.

Licensing

The property has the benefit of a Premises Licence in accordance with the Licensing Act 2003.

Rating

The subject property is entered in the 2010 Rating List with a Rateable Value of £84,000. The National Multiplier for England in 2016/17 is £0.497.

Fixtures and Fittings

Fixtures and Fittings which are owned outright by the business are included in the sale.



Contact

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