

FOR SALE/TO LET

**BAR / RESTAURANT / LEISURE UNIT
PICCADILLY BASIN CANALSIDE 9,250 SQ FT**

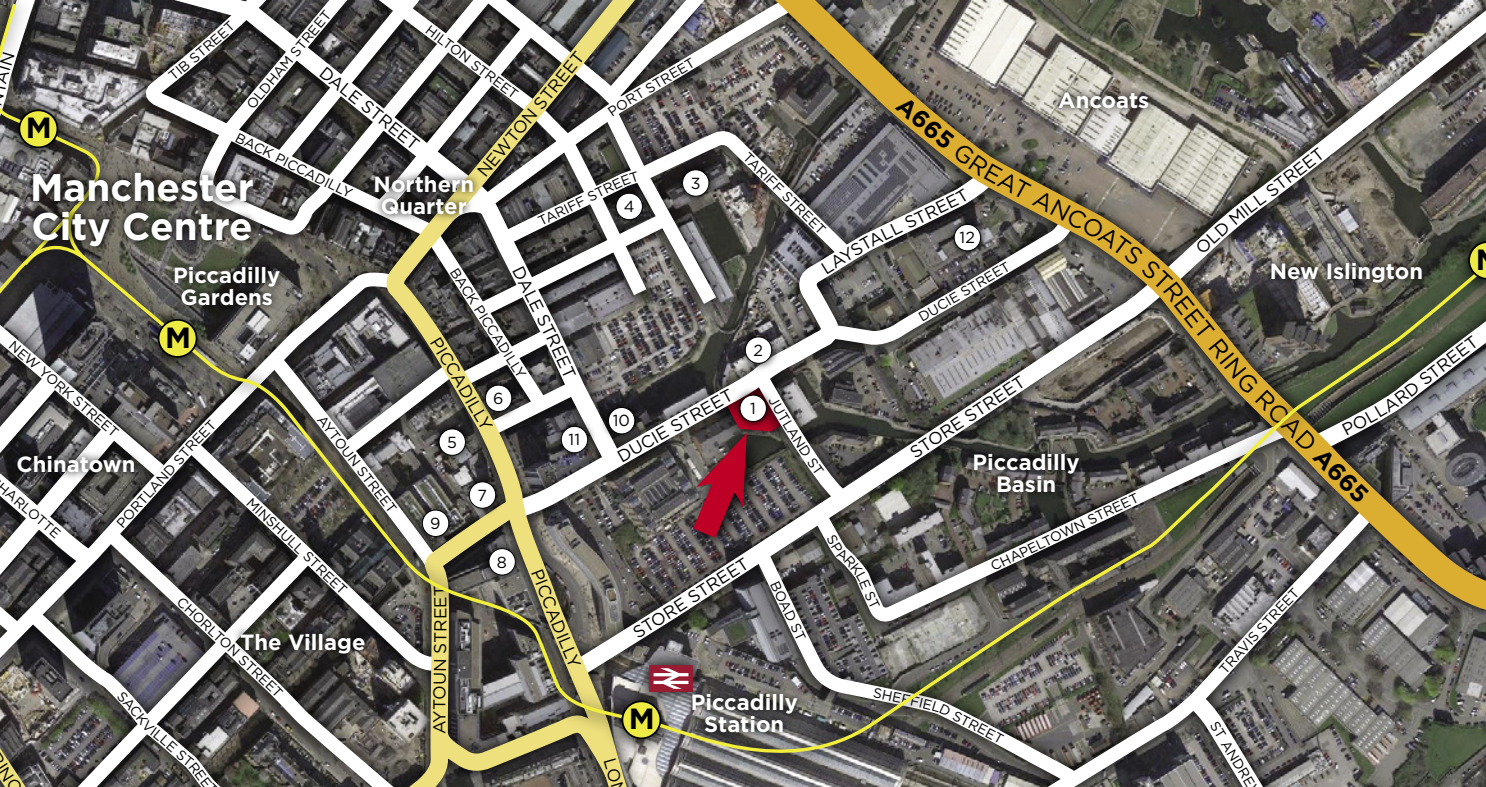
Would suit a variety of uses e.g. retail, office, restaurant STPP and any necessary consents

Unit 1, Bridge House, Ducie Street, Manchester M1 2DQ

- Highly popular up and coming Piccadilly Basin location
- Close proximity to Piccadilly Train Station
- Fast developing area of the city

 **wtgunson**
commercial property consultants

- Would suit a variety of uses e.g. retail, office, restaurant STPP and any necessary consents
- Fantastic canal side views



- 1 **The Green, Ducie Street**
- 2 Dakota Hotel
- 3 Moon Bar
- 4 The Pen and Pencil Bar
- 5 Malmaison Hotel
- 6 Abode Manchester
- 7 Chez Mal
- 8 Double Tree Hilton Hotel
- 9 Holiday Inn
- 10 La Reserve Hotel
- 11 Premier Inn
- 12 Living by Bridge Street

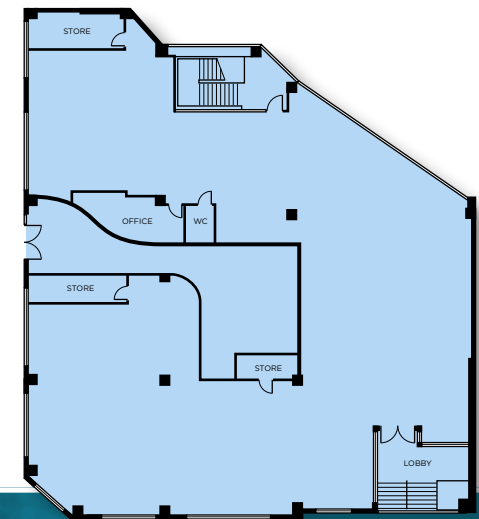


Location

The property is situated on the south side of Ducie Street, in the exciting and fast developing Piccadilly Basin area of Manchester City Centre.

In the immediate location the property is surrounded by numerous new build apartments and hotel developments. Piccadilly Train Station is less than 1/2 mile to the south. All city centre retail, bars, restaurants, transport links etc. are within close proximity.





Ground Floor Plan

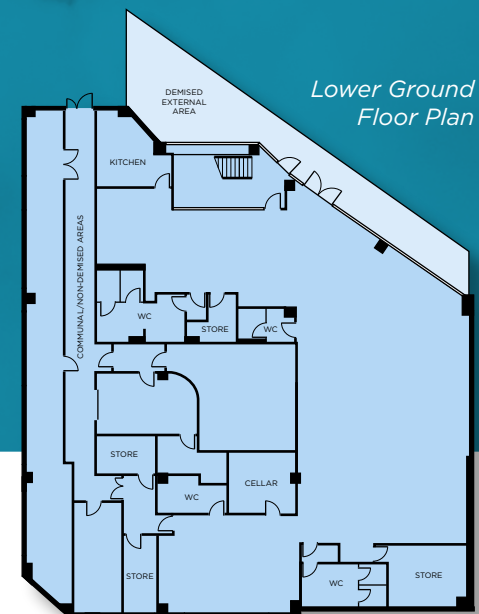
Description

The property comprises a bar premises on the lower ground and raised ground floor levels of a six storey residential development which we understand was developed around 2001. The property is of traditional brick construction and benefits from a prominent corner position.

The front elevation and side elevation have a number of large window sections and the rear elevation has full height glazing leading to a demised outdoor seating area overlooking Ashton Canal in an attractive setting. The rear windows at lower ground floor benefit from electric roller shutter security as does the front entrance.

Internally, the property presents extremely well with a self contained glazed entrance leading to the main bar area. The fit out throughout consists of suspended ceilings, spotlighting, a mix of carpet and laminate wood flooring and air conditioning. The bar's main attraction has been offering indoor golf simulation with the unit being split into a number of booths formed of temporary structures with projector screen simulators.

Both raised ground floor and lower ground floors have mens and womens WC facilities. A commercial kitchen and an additional bar are located on the lower ground floor along with a staff room, storage, alcohol cellar, meter room and bin store.



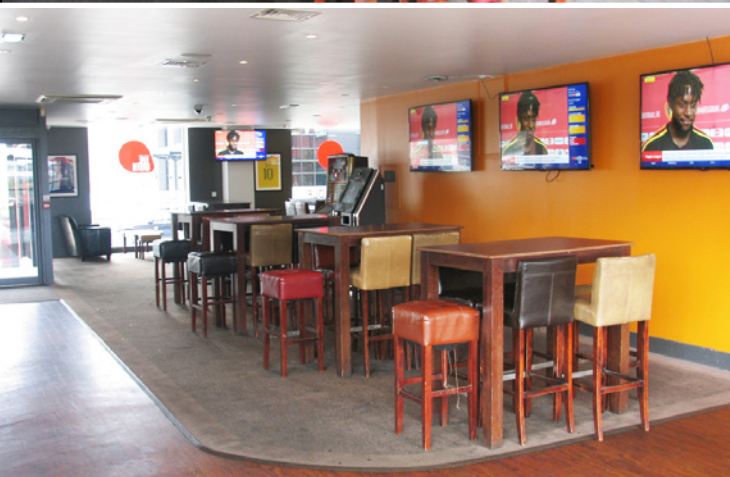
Lower Ground Floor Plan



Accommodation

As measured on a gross internal basis in accordance with the RICS Property Measurement 1st Edition the areas are as follows:-

Lower Ground Floor	372m ²	(4,000ft ²)
Ground Floor	488m ²	(5,250ft ²)
Total	860m²	(9,250ft²)



Asking Price

Offers in the region of
£1.75million.

Lease Terms

£16.50/sqft for a term of
years to be agreed based
on fully repairing and
insuring terms.

Tenure

Long Leasehold - 132 years
remaining.

Business Rates

The property has a rateable
value of £46,500.

EPC

A copy of the EPC is
available upon request.

VAT

We are informed that the
sale price is subject to VAT.

Viewings

By appointment with the
sole agents W T Gunson
for the attention of
Neale Sayle
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