

3 R O W N S T R E E T
MANCHESTER M2 1DH



HIGH QUALITY LEISURE/RETAIL OPPORTUNITY
3,078 SQ FT

AVAILABLE SUMMER 2018



LET'S ~~STIR~~ UP MANCHESTER'S BUSINESS DISTRICT



CORE by name, CORE by location – the building sits right at Manchester's epicentre. To your immediate west is glossy Spinningfields; to the east, the ever-hip Northern Quarter; to your south, bustling Chinatown and buzzy Deansgate. Market Street and Manchester Arndale are almost literally on your doorstep.





Hotels

1. King Street Townhouse
2. Great John Street Hotel
3. Princess St Hotel
4. The Midland Hotel
5. Radisson Blu
6. Hotel Gotham

Restaurants & Bars

7. Featherblade
8. Hawksmoor
9. Mowgli
10. Wahaca
11. Graphine
12. Australasia
13. Rosso
14. Jamie's Italian
15. Miller & Carter
16. Croma
17. Chaophraya
18. Fumo
19. The Alchemist
20. Liquorice
21. Caffè Grande Piccolino
22. Zizzi
23. Burger & Lobster

Cafes

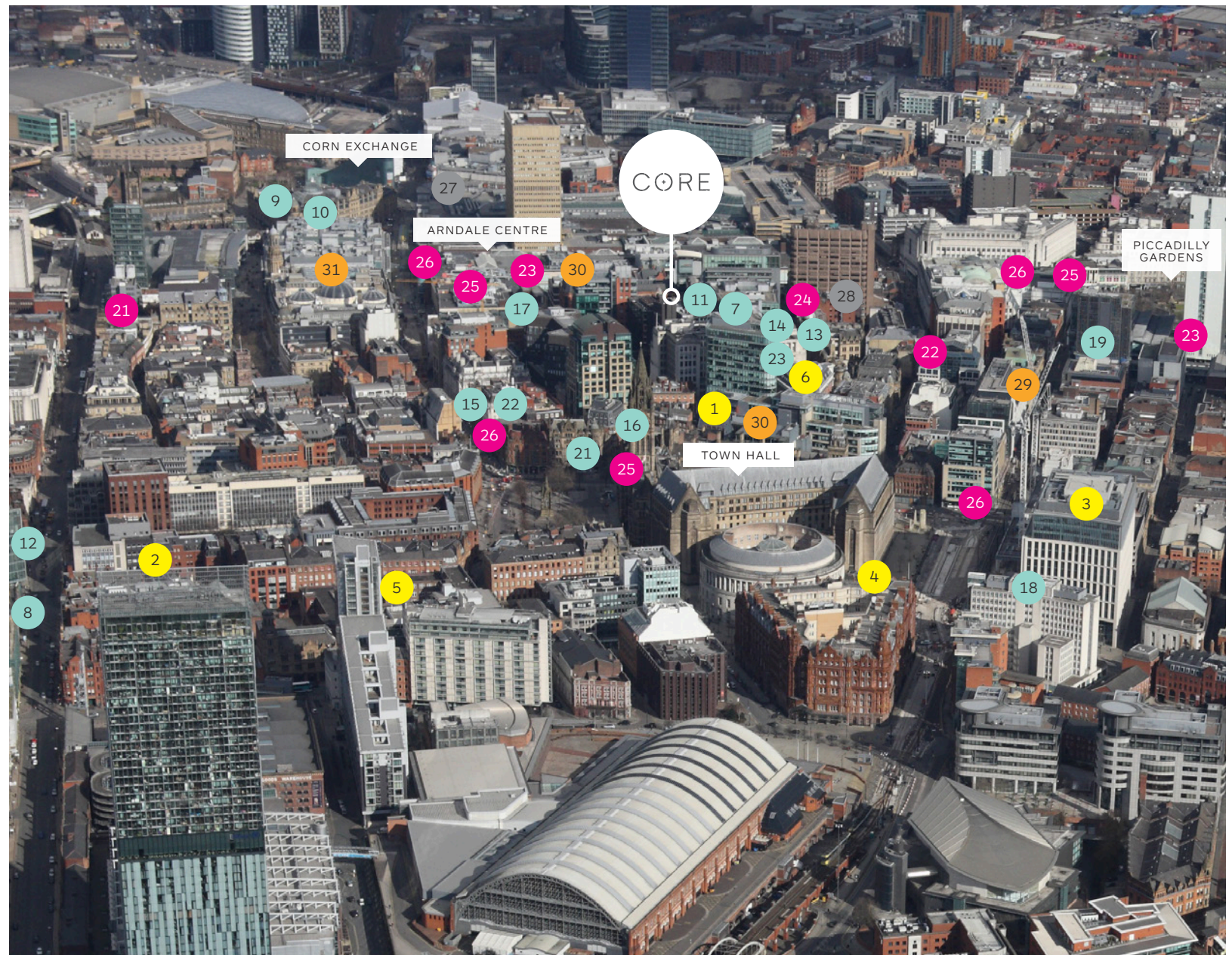
21. Pot Kettle Black
22. Moose Coffee
23. Starbucks Coffee
24. Pret a Manger
25. Costa Coffee
26. Caffè Nero

Leisure

27. Nuffield Health
28. PureGym

Food

29. Sainsbury's
30. Tesco
31. M&S





CONNECTED
TO IT ALL



- | | | | | | |
|---|------------------------------|---|-----------------------------------|---|------------------------|
|  | Prime Business Core |  | Parsonage Gardens |  | Train Station |
|  | Retail Sector |  | St Peter's Square & Civic Quarter |  | Metrolink |
|  | Northern Quarter |  | Piccadilly |  | Parking |
|  | Spinningfields |  | Education & Science Quarter | | |
|  | Portland and Oxford Corridor |  | Salford |  | SAT NAV: M2 1DH |



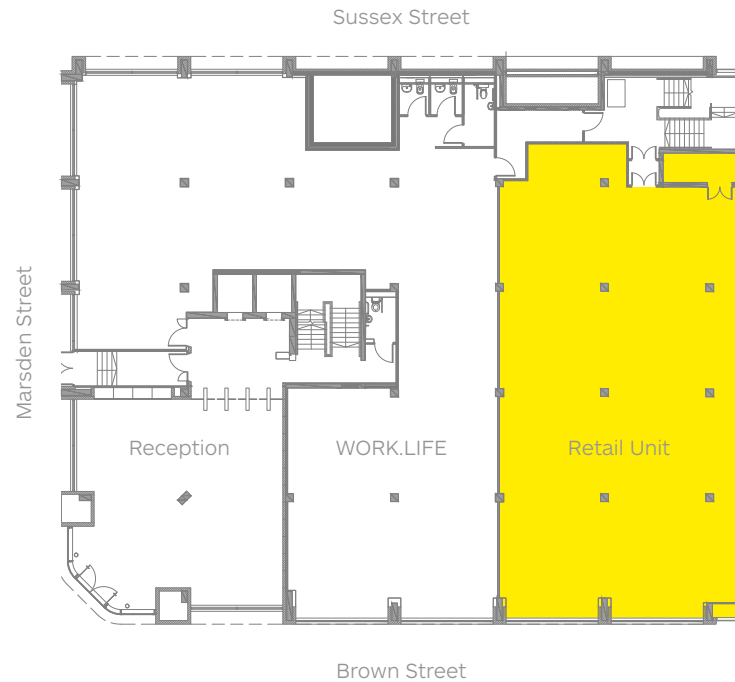
This exciting development comprises a high quality leisure/retail unit situated in a highly sought after location popular with many established restaurants and retailers.



The unit will be completed to a high specification and represent an excellent ground floor opportunity for restaurants, coffee operators and retailers seeking representation in the area.



Ground Floor



The unit is arranged over ground floor, providing a net internal area of **3,078 sq ft**.

The premises has a prominent frontage onto Brown Street in the heart of Manchester City Centre's traditional office core. Brown Street also provides a link between Manchester City Centre's prime retail core of Market Street and the Arndale Centre.



TERMS

The units are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Available upon request.

AVAILABILITY

Occupation Summer 2018.

PLANNING

The premises have planning consent for A1/A2/A3 (subject to confirmation).

RATES

Interested Parties are advised to verify this information with the Local Rating Authority (www.voa.gov.uk).

VAT

All prices and rents quoted are exclusive of but may be liable to VAT.

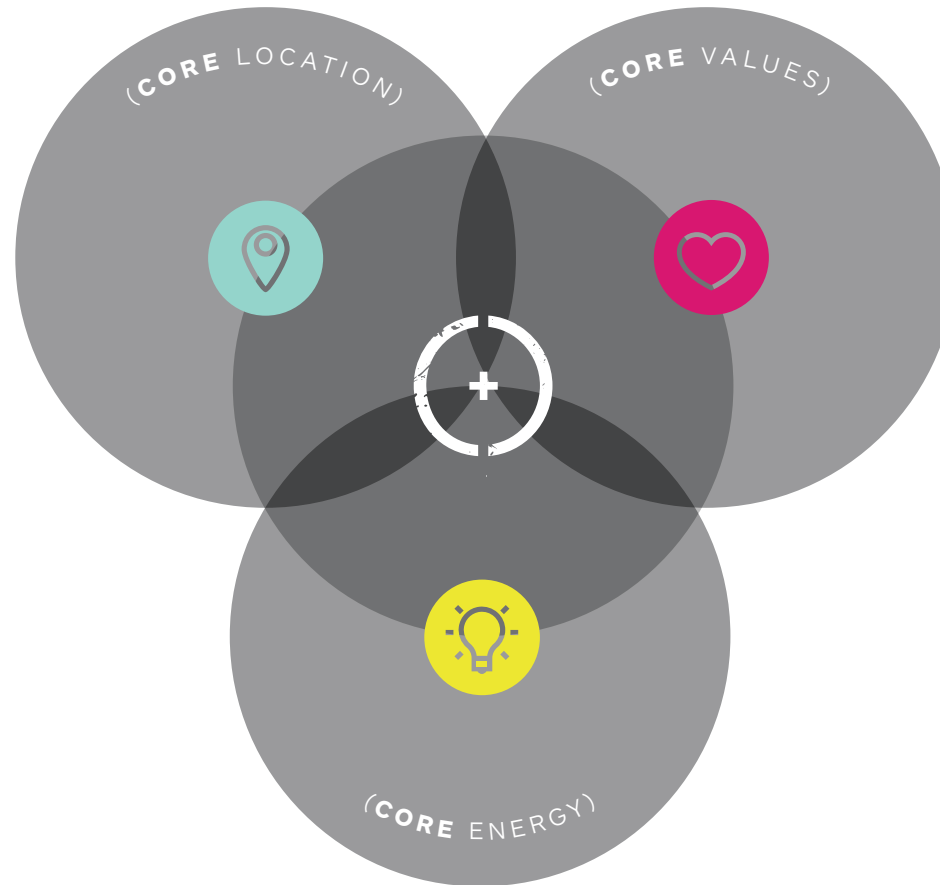
LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

Available upon completion of development.

SUBJECT TO CONTRACT



FOR MORE INFORMATION:

Retail leasing agent:

A development by:

cheetham&mortimer

cmulloy@cheetham-mortimer.com
0161 832 3375



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90degrees Design and Marketing Ltd. May 2018. Tel 0161 833 1890