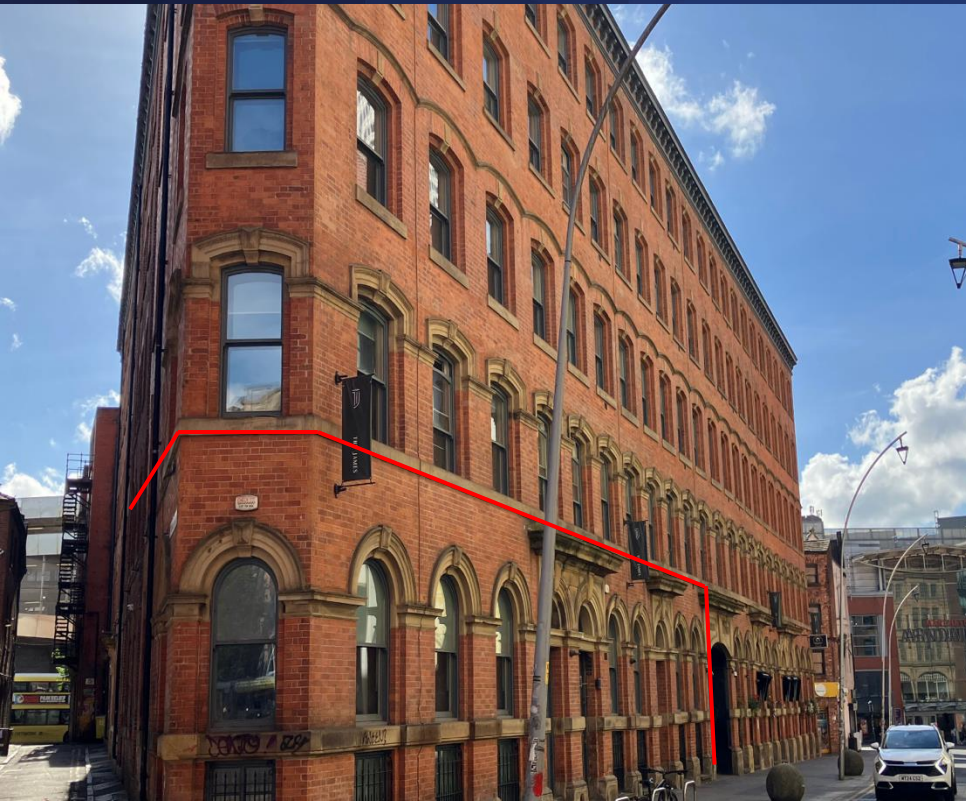


# MANCHESTER - LEISURE / F&B / STUDIO OPPORTUNITY

## Unit 2 The James, 8 Dantzic Street, Manchester, M4 2AD



Red line indicates Dantzic Street frontage



Upper ground floor

### LOCATION

The property occupies a prime position on Dantzic Street, below The James luxury apartments and directly opposite The Printworks. The property is in close proximity to the Manchester Arndale Shopping Centre, NOMA and the Shudehill bus and tram Interchange.

Operators trading successfully nearby include **VUE Cinema, Dave's Hot Chicken, Roxy Ballroom, Tenpin, Treetops Golf, Skof** and **New Century Hall**.

### ACCOMMODATION

The premises have largely been taken back to a clean shell and provide the following approximate floor areas:-

Upper Ground Floor: 222 sq m (2,390 sq ft)  
Basement: 260 sq m (2,798 sq ft)

### TERMS

The premises are available by way of a new lease for a term to be agreed.

### RENT

Upon application.

### RATES

Rateable Value: £33,000

Interested parties are advised to make their own enquiries with the Local Authority or visit [www.voa.gov.uk](http://www.voa.gov.uk).

### COSTS

All figures quoted are subject to VAT where applicable. The incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

### EPC

EPC rating B.

### ANTI-MONEY LAUNDERING

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

### SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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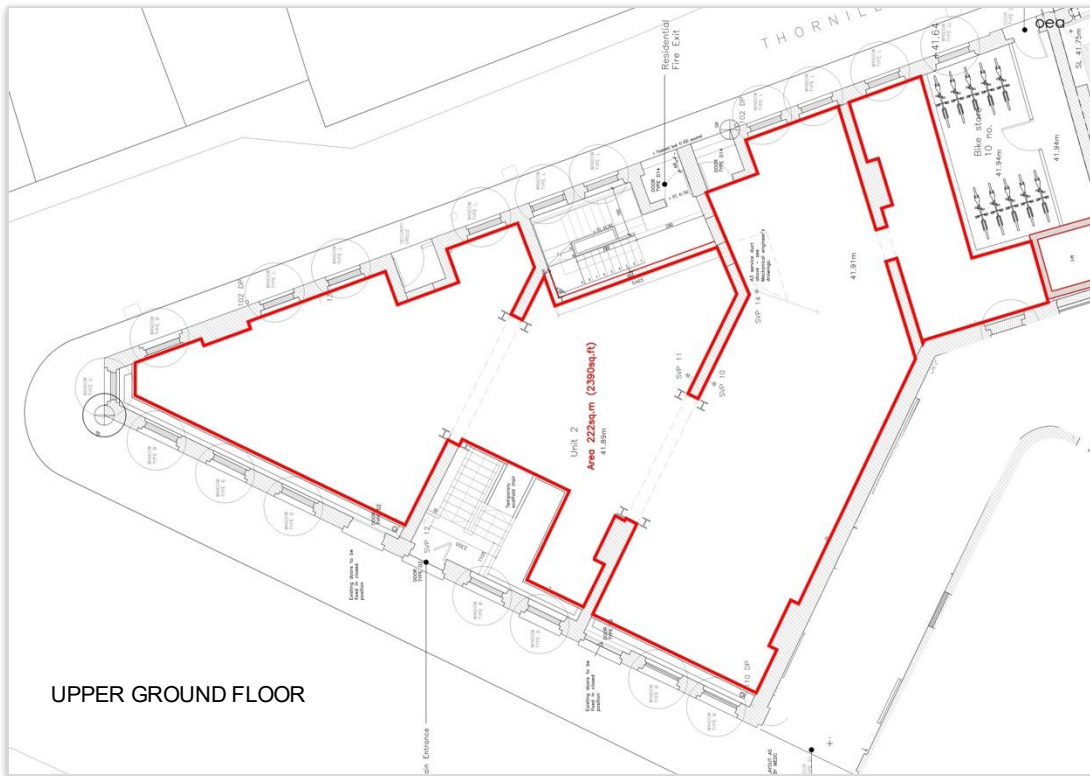
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