

The James Manchester

Unit 2, 8 Dantzic Street, M4 2AD

PART FITTED LEISURE/RESTAURANT UNIT TO LET



Savills Manchester

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



Location

The property is prominently located within Manchester City Centre, benefitting from a strong frontage to Dantzic Street and directly adjacent to The Printworks, Manchester's premier Leisure destination boasting 130,000 weekly visitors.

The property benefits from residential neighbours within The James luxury apartments above, along with close proximity to the Arndale Shopping Centre. Nearby occupiers include **VUE Cinema, Nando's, Hard Rock Cafe, JD Wetherspoons, Walkabout, Northern Monkey, Tenpin Bowling, Roxy Ballroom, Boom Battle Bar & Treetop Golf.**

Accommodation

The property is arranged over ground floor and basement, benefitting from an existing fit out. The property comprises the following approximate floor area:

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



Viewing & further information

Strictly by prior arrangement with Savills:

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Charley Foster

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Rent

Upon application.

Tenure

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

Rates

Rateable Value: £26,000

UBR 2026/27: £38.2

Rates Payable: £9,932

(Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession).

Use

The premises is available for a variety of commercial uses including Retail, Restaurant, Office or Gym space, subject to relevant planning.

Legal Costs

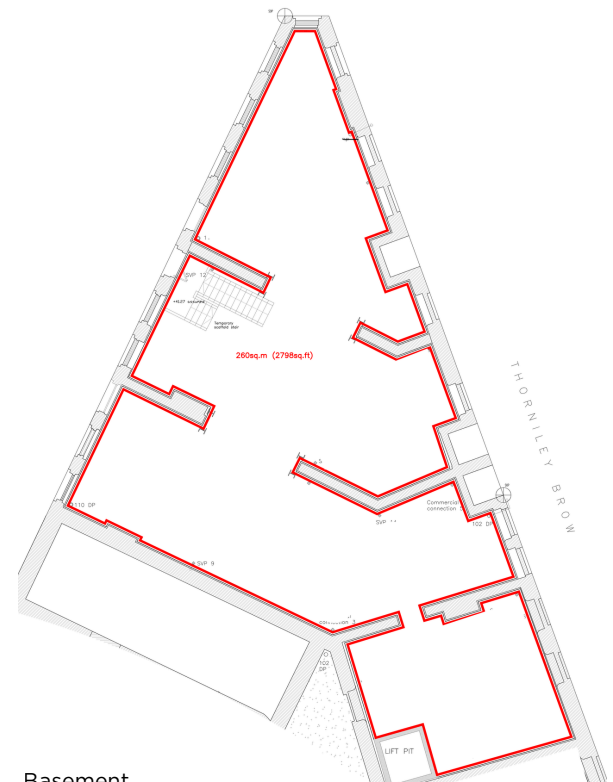
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

A valid EPC for this property can be made available upon request.



Ground Floor



Basement



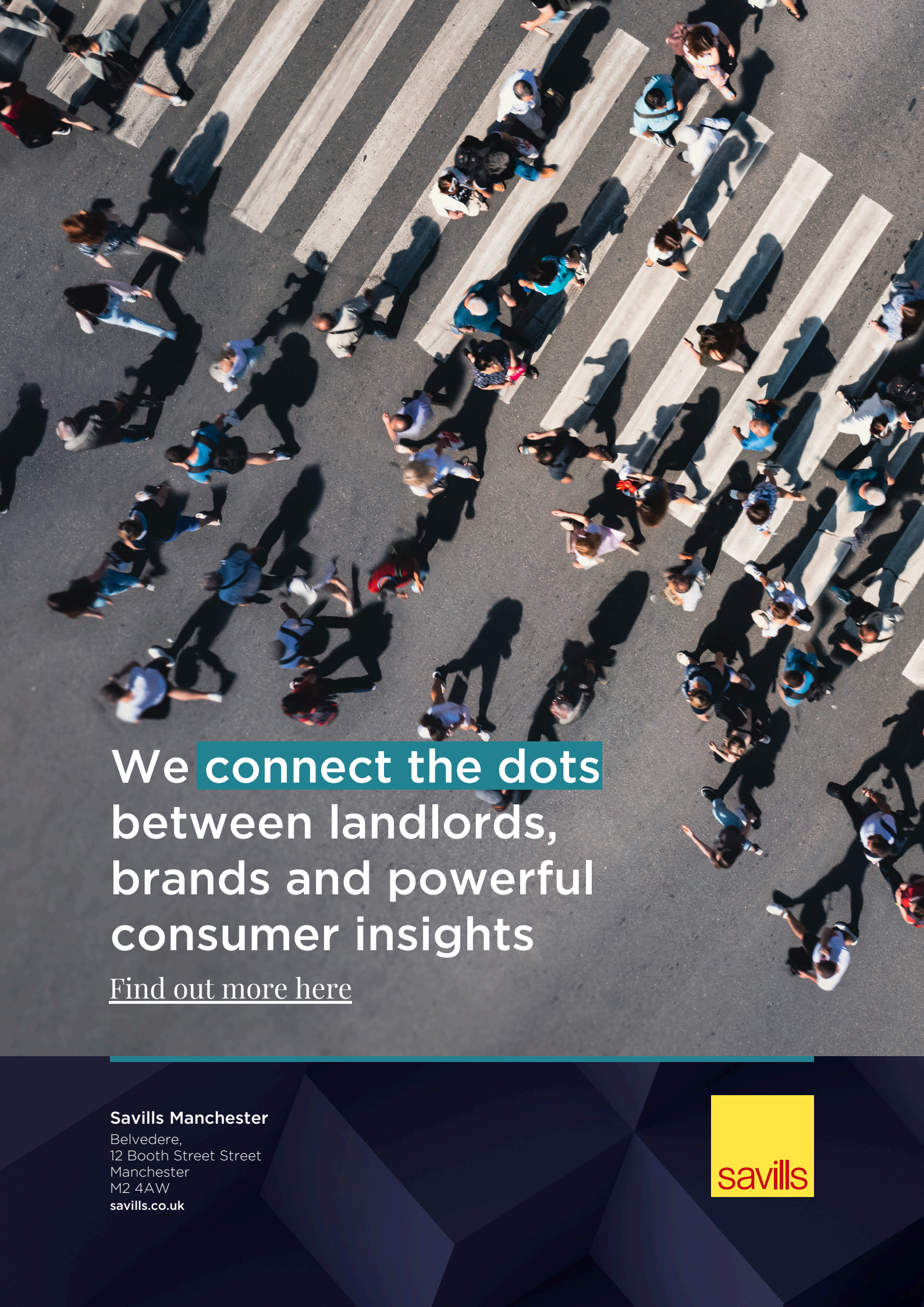
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