

metis

savills



LEISURE OPPORTUNITY - UNIT 21 - 23, PRINTWORKS, MANCHESTER

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- **Manchester Arndale - 1.4 million sq ft shopping centre anchored by Next, Marks and Spencer and Selfridges with footfall of 42 million visitors a year.**
- **Manchester Arena - 21,000 capacity event and live music arena, attracting over 1 million visitors each year.**

- **The Corn Exchange - 14 new restaurants and 114 apartment Roomzzz are now open.**
- **The National Football Museum - 'The worlds biggest football museum' attracting approx. 500,000 visitors each year.**

LOCATION

Printworks is Manchester's premier leisure scheme and one of the top performing schemes in the country attracting almost 8 million visitors each year. The scheme is approximately 350,000 sq ft and is home to a 23 screen, 4,723 seat Vue cinema (with IMAX), a 33,000 sq ft Nuffield Health Centre and 16 restaurants and bars, including Hard Rock Cafe, Wagamama, Tiger Tiger, O'Neills, Nandos, Yates and Walkabout.

Printworks is situated on Exchange Square, with neighbouring occupiers including The Corn Exchange, Manchester Arndale, Manchester Arena, Victoria Train Station and the Co-Op Headquarters. A new Metrolink stop now sits outside Printworks, on Exchange Square.

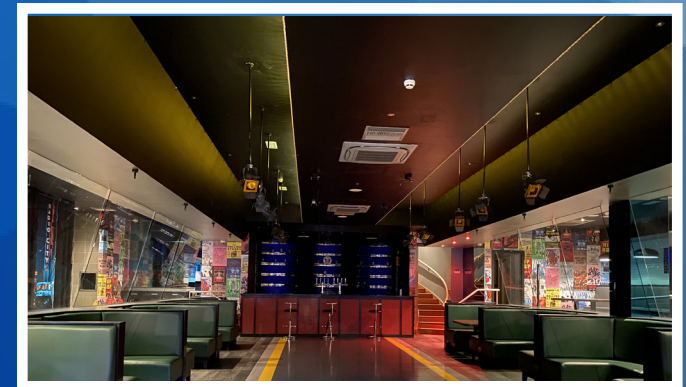
The Printworks is about to undergo a £9m refurbishment which will include enhancement of the external façade and the introduction of Europe's largest full span digital ceiling. Works are due to complete in autumn 2020.

- **NOMA - an £800m, 20 acre re-development site surrounding the new Co-Op HQ, including 1.3 million sq ft of offices and over 1,000 apartments.**

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- Victoria Train Station - New line running from St Peter's Square to Victoria Station with a stop at Exchange Square helping increase passenger numbers to circa 12 million.



ACCOMMODATION

This fitted former restaurant occupies a very prominent position within the Printworks.

The premises are arranged over ground and mezzanine level to provide the following approximate floor areas.

GROUND FLOOR	416.11sq m (4,479sq ft)
MEZZANINE	35.76 sq m (385 sq ft)

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TENURE

A new lease for a term to be agreed.

RENT

Upon Application

SERVICE CHARGE

£49,406.00 per annum

RATES

From verbal enquiries, we understand the premises are assessed for rates as follows:- Rateable Value £167,000.00. Interested parties are advised to make their own enquiries to the Local Authority (Tel 03000 501 501) or visit www.voa.gov.uk

LICENCING

Monday - Saturday - 10am - 11.30pm
Sunday - 10am - 11pm

EPC

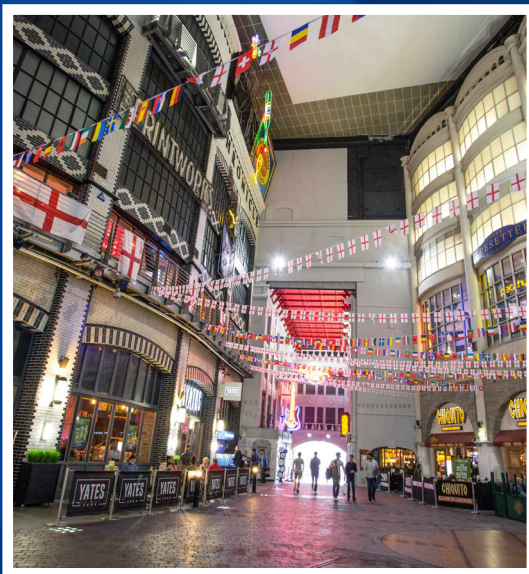
EPC rating: C74
Copy available upon request.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.
2. All figures quoted are exclusive of VAT where applicable.

VIEWING

Appointments to view should be made strictly by appointment through Metis Real Estate Advisors or Savills.



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