

TO LET – PRIME BAR, RESTAURANT, RETAIL & LEISURE OPPORTUNITY

4 – 12 ST MARY'S STREET, MANCHESTER, M3 2LB

LBL Real Estate
licensed / beds / leisure

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PROPERTY CONSULTANTS



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OCCUPIER PLAN



KEY HIGHLIGHTS

- Prime location in the heart of Manchester city centre.
- Highly prominent position just off Deansgate – one of the city's main leisure and F&B destinations.
- Visible from Deansgate and c.400 metres from Manchester's premier bar restaurant pitch located around Deansgate / Peter Street / Quay Street junction.
- Fully fitted high quality bar restaurant unit offering a range of exciting bar, restaurant and leisure uses.
- Accommodation extends to c.4,100 sq ft in total with a fully fitted ground floor trading area of c1,900 sq ft.



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LOCATION & SITUATION

- The property occupies a prime and prominent position fronting St Mary's Street, just off Deansgate in Manchester City Centre. The subject unit is highly visible from Deansgate with surrounding occupiers including Gaucho, House of Fraser, San Carlo, Cicchetti, Revolution, Roxy Ball Room, Bem Brazil, Black Sheep Coffee, Pret and Slug & Lettuce.
- Manchester's prime leisure pitch of Deansgate and Peter Street is located c. 450 metres to the south with occupiers including Pins Social Club (opening Q1 2026), Blue's Kitchen, Flat Iron, Starbucks, Albert Shloss, Revolution de Cuba, Dirty Martinis and Brewdog. In addition, Manchester's main retail core is located within a 5 minute walk of the Property.

DESCRIPTION

- The unit is located within a wider multi commercial building and comprises an attractive end terraced four part five storey building with basement of brick and steel construction with part stone elevations under a multi pitched roof.

ACCOMMODATION

- Internally the accommodation is arranged over ground and basement with a main entrance directly fronting St Mary's Street. The unit offers a prominent glazed frontage with part bifold windows.
- The Property is fully fitted to a high standard and offers an open plan layout with bar, fixed restaurant seating, extensive pendant ceiling lighting, accessible W/C, customer stairs to basement.
- The basement provides a private dining room, customer toilets, in addition to a full commercial kitchen with walk in fridges and freezers, dumb waiter and back of house areas including staff toilets and storage rooms.
- The unit benefits from a fully fitted extraction system with air conditioning / air handling / heating system installed throughout.

RENT & TERMS

- **Rent: £110,000 PA (Exclusive of VAT, service charge and business rates).**
- The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews.

VIRTUAL TOUR

- <https://youtu.be/6n7gohFisXo>

Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	178.75	1,924
Basement	209.87	2,259
Total	388.62	4,183



Picture: Spinningfields (5 minute walk from St Mary's Street).

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INTERNAL PICTURES



Ground Floor – Bar Restaurant



Ground Floor – Bar Restaurant



Ground Floor – Bar Restaurant



Basement – Private Dining



Basement – Customer Toilets



Basement – Commercial Kitchen

EPC

The Property has an EPC rating of B-49

SERVICES

We understand the property benefits from the following services; mains drainage, gas, water, 3 phase electricity, full extraction and air conditioning system throughout.

RATEABLE VALUE

£30,250 from 1st April 2023. Based on the small business rates multiplier the rates payable are £15,095 pa. For the avoidance of doubt, the business rates are the responsibility of any incoming Tenant.

PREMISES LICENSE

A copy of the premises license is awaited from Manchester City Council and will be provided to interested parties.

PLANNING

We understand the property is not Grade II listed nor is it located within a Conservation Area.

We note the premises has previously been utilised for bar restaurant uses and therefore is deemed to benefit from a Class E planning Consent of the Use Classes Order 1987 and subsequently amended on 1st September 2020. Retail, leisure, gym and medical related uses could also be permitted at the Property without any further change of use.

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VIEWINGS

Viewings are to be arranged either through LBL Real Estate or LTL Property Consultants the joint agents.

LEGAL COSTS

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

DISCLAIMER

LBL Real Estate or LTL Property Consultants on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate or LTL Property Consultants has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited & LTL Property Consultants Ltd – **October 2025**

CONTACTS

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