



# TO LET

## 2 Booth Street Manchester M2 4AT

- The Former Lime Bar and Sublime
- Restaurant/Bar
- Fitted Accommodation
- City Centre location
- 2 separate trade areas
- Flexible leasehold options



### Location

Located in the city centre of Manchester on Booth Street, close to its junction with Tib Lane and Albert Square. The premises benefit from their proximity to bar/restaurant operators such as Piccolino, Panama Hatties, Croma and Ego, amongst others and are also located within walking distance of the main retail and commercial sectors of the city.

### Description

Ground floor and basement of a prominent stone built property, with extensive glazed frontage providing excellent visibility.

### Accommodation

The premises have the benefit of having 2 distinct trading areas, ground floor bar/restaurant with a separate entrance providing access to a basement bar, which formerly traded as a nightclub. Ancillary areas include a kitchen, ladies and gents WC to both ground and basement, a DJ area/booth, store rooms

and a basement cellar.

Ground Floor	332.83 sq m	3582 sq ft
Basement	338.17 sq m	3640 sq ft
Total	670.95 sq m	7222 sq ft

### Planning

All enquiries regarding planning matters should be directed to the relevant Council's planning department.

### Rateable Value

The premises are assessed for rating purposes in the 2010 Valuation List at £81,000. Further enquiries should be directed to the appropriate rating authority.

### Licenses

The property benefits from a premises license, details available on request.

## Service Charge

A service charge is levied which covers building insurance and maintenance/repair of common parts. Further information can be provided upon request.

## Tenure

The premises are offered on a lease for a term of 15 years subject to rent reviews in each fifth year.

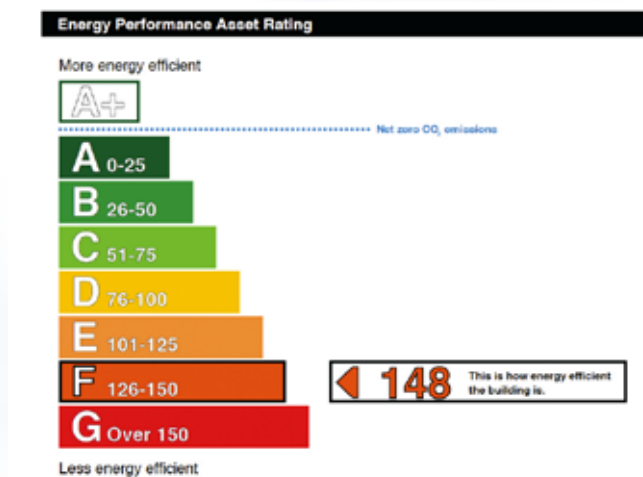
## Rental

£100,000 pax.

## Fixtures & Fittings

Fixtures and fittings can be included in the sale, subject to agreement. Any third party items such as gaming machines, dispense equipment, sound systems etc will be excluded.

## Energy Performance Certificate



## VAT

If applicable, VAT will be payable at the prevailing rate.

## Legal Costs

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

## Viewing

Strictly by appointment through the agents:

**Sean Hartley**

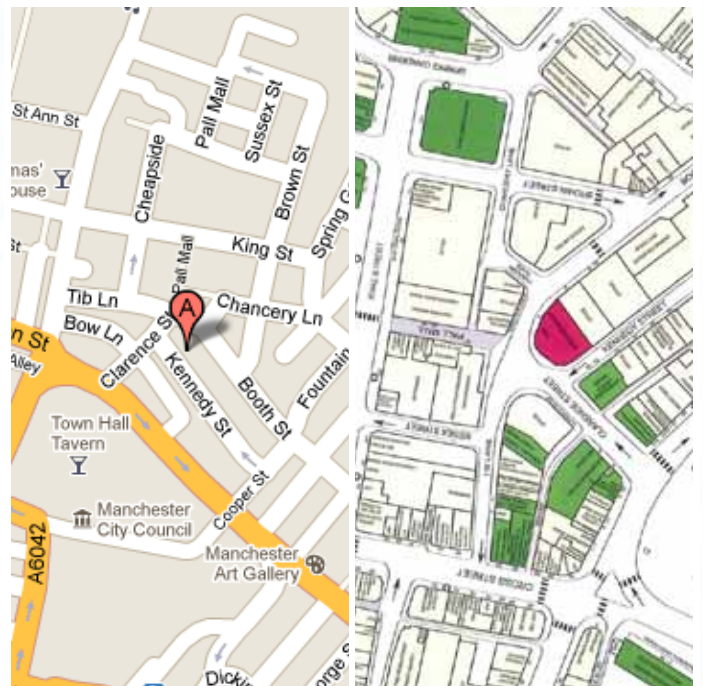
**sh@jenics.com**

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**Neil Bowler**

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Subject to Contract

June 2010

jenics



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