

lot 21

13 Quay Street Manchester M3 3HN

Rent
£150,000
per annum
exclusive

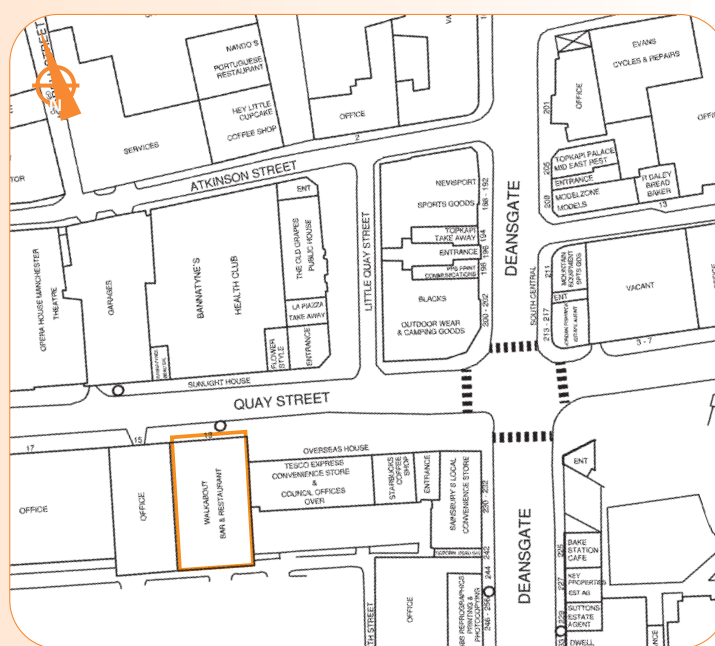
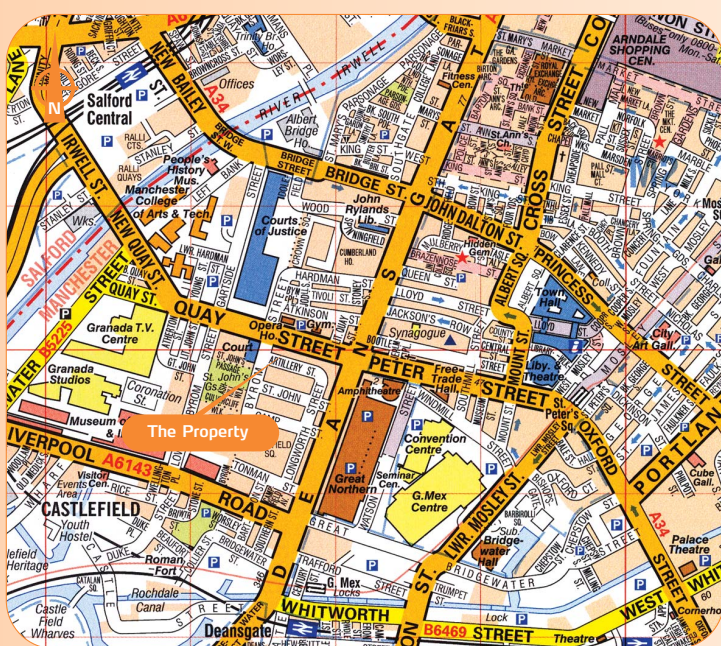
Freehold Leisure Investment

- Entirely let to Intertain Group Ltd (t/a Walkabout) until 2033 (subject to option)
- Attractive building in city centre location
- Located between Spinningfields business district and Great Northern Square leisure quarter
- Future development potential (subject to consents)
- Nearby occupiers include Starbucks, Tesco and Sainsbury's
- Six Week Completion Period available



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Extract reproduced from the 1998 Edition of the Goad Plan
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Location

Miles: 34 miles east of Liverpool
40 miles south of Leeds
Roads: M60, M62, M602
Rail: Deansgate, Manchester Piccadilly (direct to London Euston)
Air: Manchester International Airport

Situation

The property is situated in a prime city centre location on the southern side of Quay Street (A34), near its junction with Deansgate (A56) between Spinningfields business district and the busy Great Northern Square leisure quarter. Nearby occupiers include Starbucks, Tesco and Sainsbury's.

Description

The property comprises a bar over ground and first floors, a nightclub on second floor and hotel accommodation on third and fourth floors with basement cellar/kitchen accommodation. The property benefits from both passenger and goods lifts to all floors and loading access to the rear via Artillery Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Bar	564 sq m (6,070 sq ft)	INTERTAIN GROUP LTD (1) (t/a Walkabout)	35 years from 08/12/1998 until 07/12/2033 on a full repairing and insuring lease (2)	£150,000	08/12/2013 and five yearly
First	Bar	574 sq m (6,178 sq ft)				
Second	Nightclub	575 sq m (6,189 sq ft)				
Third	Hotel	530 sq m (5,705 sq ft)				
Fourth	Hotel	515 sq m (5,543 sq ft)				
Basement	Cellar/Kitchen	575 sq m (6,189 sq ft)				
Totals		3,333 sq m (35,874 sq ft)			£150,000	

(1) Formed in October 2009, Intertain Group Limited operate 36 bars and comedy venues and is one of the leading hospitality companies on the high street. (Source: www.intertainuk.com 16/01/2013)
(2) The lease provides a mutual option to determine on 8th December 2013, subject to 6 months' notice.

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