

SALFORD

Unit 2, One New Bailey, M3 5JL

FITTED RESTAURANT/BAR TO LET

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The premises are located at One New Bailey, a fantastic mixed use development comprising Grade A offices, retail and leisure uses. New Bailey sits adjacent to Spinningfields and just a short walk into the city centre.. Brilliantly located to all local transport systems and adjacent to the newly refurbished Salford Central Train Station and a new 615 space car park.

The unit is fitted to a good standard benefitting from a large open plan bar and restaurant, WC's and Kitchen. There is a small mezzanine towards the rear of the unit which provides private dining, staff and plant / storage areas. There is also a large outside seating area to the front of the premises.

Other occupiers in close proximity include Shiruku restaurant, Sainsburys, Café Nero and a host of other bars and restaurants.

Lease Details and Rent

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

Servise Charge on request.

Rent - £175,000 pax

Accommodation

The premises comprise ground and mezzanine floor levels only and has the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	6,286	584
Mezzanine	678	63

Business Rates

Rateable Value (2023) – **£100,000**

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

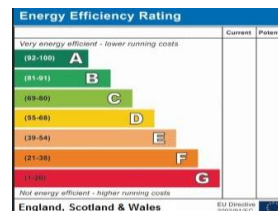
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



Virtual Tour

<https://youtu.be/pOk8psDZbGU>

All Enquiries

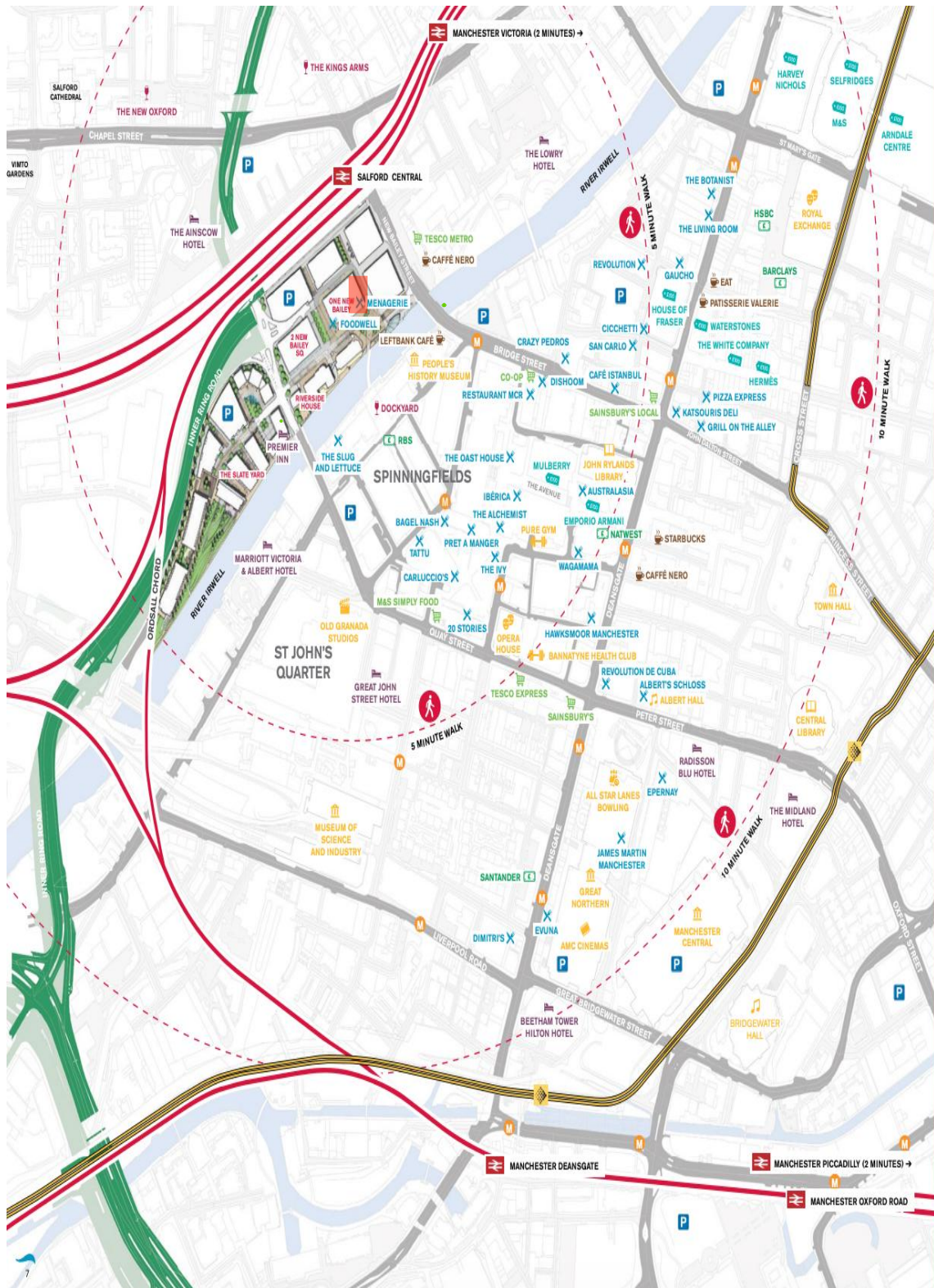
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Joint Agents –
King Street Commercial
0161 850 7788

RESTAURANT/BAR TO LET

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CONNECT

Commuting to One New Bailey is easier. The recently expanded Metrolink network now serves 7 of the 10 boroughs and is just a short free Metroshuttle bus ride from the development.

One New Bailey is also adjacent to Salford Central Station. Access for the site will be further improved by the new Salford City Crossing as well as the new Ordsall Chord rail link, connecting Salford, Piccadilly and Victoria train stations.

With the city's inner ring road, the site, One New Bailey is also easily accessible via road.

- Train station
- Rail
- Metrolink station
- Metrolink
- Free Metroshuttle
- Car park
- Hotel
- Restaurant
- Cafe
- Bar
- Retail
- Bank
- Supermarket
- Place of interest

March 2025. Subject to Contract.

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