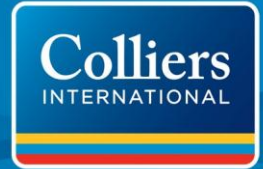


FOR SALE/TO LET

BAR & RESTAURANT



## Jacksons/Fresh, 20 Tariff Street, Manchester M1 2FJ

- City centre bar/restaurant
- Located between Northern Quarter and Piccadilly Village
- Furnished to a good specification
- Waterside setting
- Attractive ground floor unit – approx. 278 sqm

Freehold – POA  
Rental Offers Invited plus VAT

## CONTACT US

Viewing is strictly by prior appointment  
with Colliers International, through:

Ian Walsh  
Licensed & Leisure  
+44 161 831 3327  
[Ian.Walsh@colliers.com](mailto:Ian.Walsh@colliers.com)

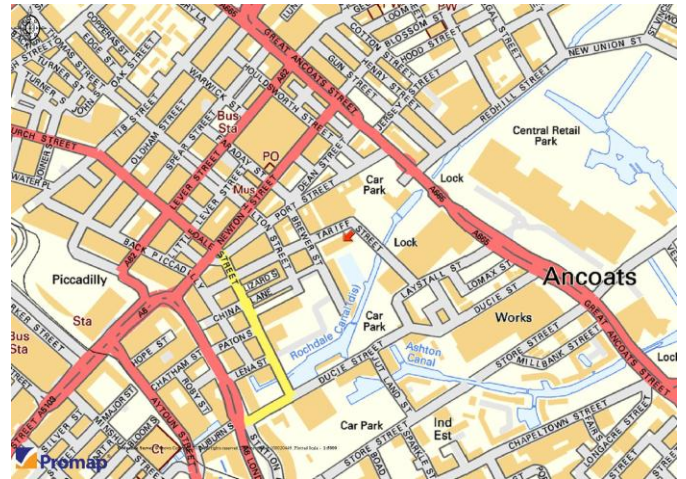
Jeff Wraith  
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## Unit 1 Jackson Warehouse, 20 Tariff Street, Manchester M1 2FJ



### LOCATION

The unit is situated within Jackson's Warehouse in Piccadilly Village, Manchester city centre. The surrounding area comprises recently developed mixed use units – predominantly residential apartments with some retail and licensed use. The unit has a waterfront setting, located on a canal basin close to the trendy Northern Quarter.

### DESCRIPTION

The property comprises a ground floor unit extending two arches in the centre of Jackson's Warehouse. The building was originally constructed in 1836 and is currently a residential apartment block.

### ACCOMMODATION

Generally open plan trading accommodation although there is division into the three areas given historic archway design. Central bar servery, catering kitchen, ground floor beer cellar,

store room including walk-in fridge, male female and disabled toilets.

### External

Patio area to the front used for external eating and drinking.

### FLOOR AREAS

The Property has the following approximate gross internal floor areas

Ground Floor	2,992 sq ft	/	278 sq m
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### PLANNING

All enquiries regarding planning matters should be directed to the local authority; Manchester City Council on 0161 234 4516. We understand that the property is not within a Conservation Area but Jackson's Warehouse is Grade II listed.

# Unit 1 Jackson Warehouse, 20 Tariff Street, Manchester M1 2FJ

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## RATEABLE VALUE

The premises are recorded on the 2010 Valuation List as having a rateable value of £34,250.

## LICENCES

The property has the benefit of a premises licence.

## TENURE

Either the freehold of the property or a leasehold interest is available.

## TERMS

Offers plus VAT invited for the freehold interest. Rental offers plus VAT invited for a leasehold interest.

## FIXTURES AND FITTINGS

Loose fixtures and fittings have been removed, together with EPOS systems, leased and branded items.

## VAT

VAT, if applicable, will be payable in addition to rental.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in this transaction.

## FURTHER INFORMATION AND VIEWING

All viewings must be made by appointment through sole agents, Colliers International.

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28/02/2012

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