



Murray Commercial
Property Consultants

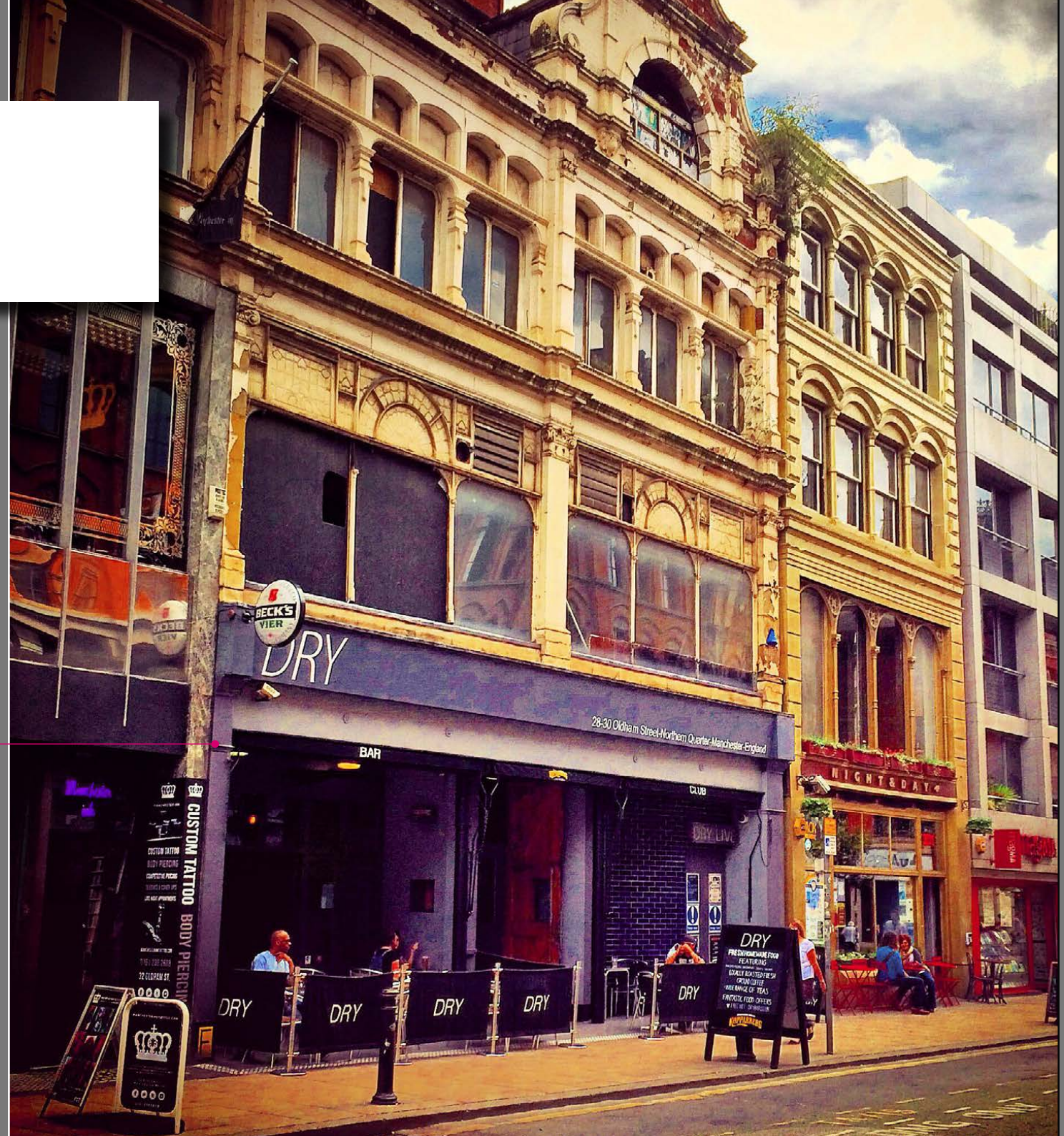
To Let (The Dry Bar)

**28 - 30 Oldham Street
Manchester M4 1DN**

Basement, Ground, First, Second
and Third Floor

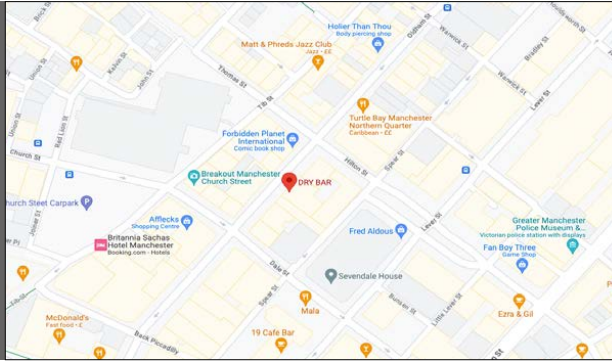
Bar

- Premium Free
- 4am Licence
- New Free of Tie Lease
- Vibrant Northern Quarter Location
- 18,650 sq ft
- Long-standing bar opened by Factory Records' Tony Wilson



LOCATION

The subject property occupies a prominent and highly desirable location upon Oldham Street within the vibrant Northern Quarter some 250 metres from Piccadilly Gardens.



DESCRIPTION

A distinctive double fronted four storey mid terrace of brick and stone construction under a predominantly pitched tiled roofline with the potential for an outdoor pavement licence upon Oldham Street, with separate access to the rear from Spear Street. The property previously traded as the renowned Dry Bar across Ground and Basement although there is potential to extend the operation to the other floors of the building.

LICENCE

A premises licence prevails. The main licensable activities being:

Sale of retail of alcohol for consumption on and off the premises:

Monday - Thursday
11am - 3am
Friday - Saturday
11am - 4am
Sunday
12pm - 2am

BUSINESS RATES

The property has been stripped out to a shell ready for an incoming tenant's fit out and has been removed from the rating list but interested parties should contact Manchester City Council.

TERMS

A New Effective Full Repairing and Insuring lease is available the terms of which are negotiable.

RENT

On application

OTHER

Please note the images are historic and were taken when the premises was last trading. The unit is in shell condition.

FLOOR AREA

(Net Internal Areas)

Basement	337 sq.m.	3627 sq ft
Ground	320 sq.m.	3444 sq ft
First	346 sq.m.	3723 sqft
Second	370 sq.m.	3982 sq ft
Third	360 sq.m.	3874 sq ft
Total	1733 sq.m.	18,650 sq ft



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:
James Bacon
Mob: 07501 598 981
Email: james@murraycommercial.co.uk