

# RIDLEYTHAW



## TO LET

Mixed Use / Leisure Space (STP)  
14,116 sq.ft (may split)

**121 Princess Street  
Manchester  
M1 7AG**

- **Currently in shell condition – suitable for a variety of uses including restaurant, office, gym (Subject to Planning)**
- **City Centre Location**
- **Excellent Transport Connections**

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## Location

The subject property is located on Princess Street in the heart of Manchester City Centre with Piccadilly Gardens, the Arndale Shopping Centre, Chinatown, and the Northern Quarter all within walking distance.

Manchester Oxford Road train station is less than 500m to the south west. The Mancunian Way (A57(M)) is easily accessible which forms part of Manchester's Inner Ring Road and provides easy access to all arterial routes running out of the City Centre.

## Description

The subject property, which is the former Fifth Avenue nightclub, is arranged over the basement and lower ground floor. The accommodation is accessed by a street-level entrance (which only serves this unit) with an internal staircase.

The property is currently in shell condition and would suit a variety of other uses (subject to planning).

## Accommodation

Basement: 7,811 sq.ft (725.66 sq.m)  
Ground Floor: 6,305 sq.ft (585.75 sq.m)

## Terms

The unit is available on a new lease for a term of years to be agreed.

## Rent

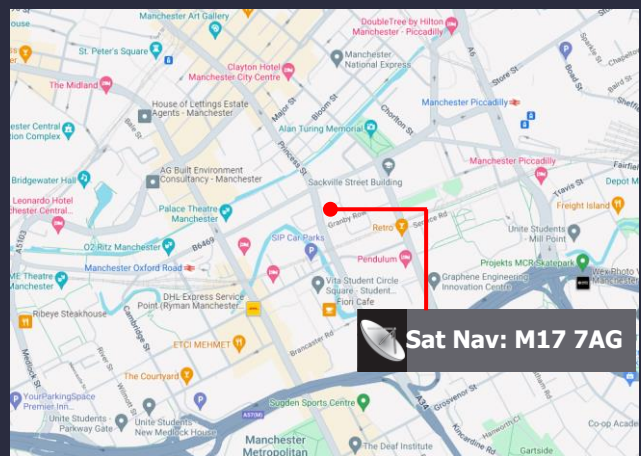
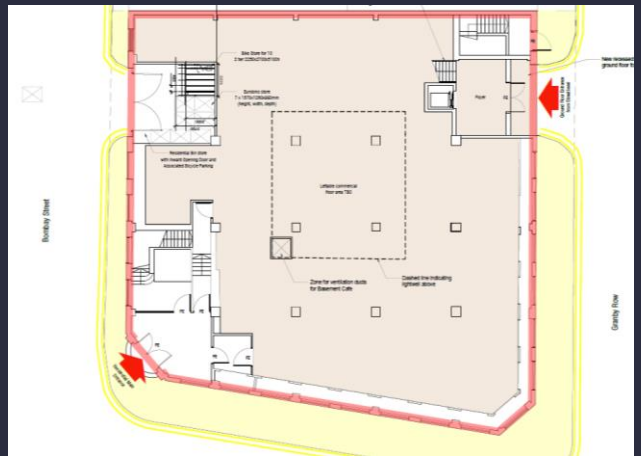
POA

## VAT

All figures are exclusive of, but may be subject to VAT.

## Viewing/ further information please contact:

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