



# Royal Mills

ESTD 1797  
GROUND FLOOR  
FAIRBAIRN BUILDING  
ANCOATS, MANCHESTER  
M4 5DH



UNIT FRONTAGE



LEISURE  
RESTAURANT  
BAR  
OPPORTUNITY  
TO LET

## Location

The available property, known as the Fairbairn Building, forms part of the wider 'Royal Mills' estate of buildings – and is situated at the heart of Ancoats on the corner of Blossom Street and Cotton Street. Ancoats is located on the periphery of Manchester City Centre and can be accessed via Great Ancoats Street.

Known as the world's first industrial suburb, Ancoats has come to be characterised by its unique blend of heritage buildings, high quality public realm and newer contemporary developments. This interesting mix of new and old has been a critical factor in the area's resurgence – with ever increasing numbers of residents and businesses now migrating into the area.

The recent completion of developments such as Royal Mill, The Point, Ice Plant and NUOVO Apartments provides leisure operators with an immediate population catchment – and further pipeline developments in Ancoats will result in more than 1,500 new dwellings being delivered in the area over the next 3 years.

The Fairbairn Building would be an ideal venue for high quality leisure operators. The space forms an essential part of Ancoats' wider Food & Drink Strategy – which will result in a well-managed cluster of cafes, restaurants, craft breweries, delis and pop-up food operators emerging across the area over the next 12 months.

In terms of its immediate environment, the Fairbairn Building overlooks the stunning Cutting Room Square public realm area. St Peters Church, located at the far end of the square, is home to Manchester's famous Halle Orchestra. Performances by the Halle Orchestra and other guest musicians at St Peters Church already attract a significant number of visitors to the area each week – providing an additional public catchment over and above that provided by local resident.

## Description

The available property comprises the ground floor corner unit at the Fairbairn Building. The unit is in a shell condition and sits beneath 22 residential dwellings. The unit has frontage onto both Blossom Street (the main corridor route into Ancoats and which provides direct access to Manchester City Centre) and Cotton Street. The Cotton Street elevation overlooks Cutting Room Square – a public square which will provide leisure operators with potential for outdoor seating

## Lease

The property is available by way of a new lease, for a term of years to be agreed.

## Rent

Upon application.

## EPC

An Energy Performance Certificate can be made available upon request.

## Rates

The unit is yet to be assessed for Rating purposes. The UBR for 2014/15 is 48.2p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

## Incentives

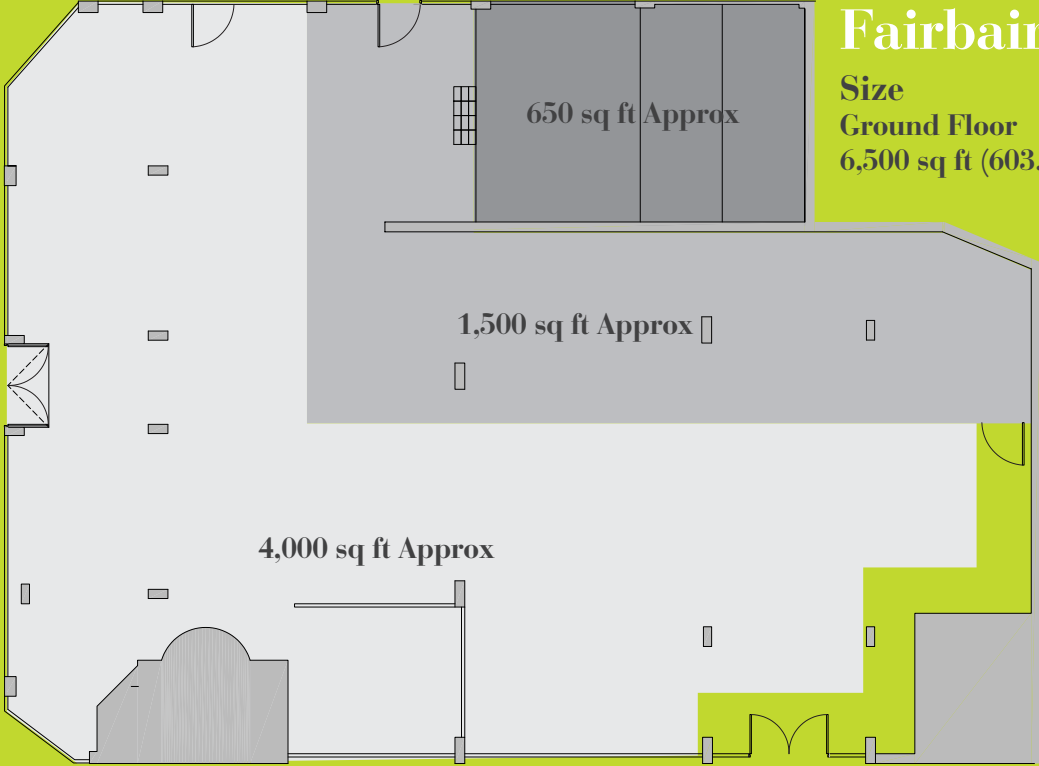
The unit is currently in shell condition. The Landlord is prepared to offer rent free or to carry out basic shop-fit works for an incoming tenant, subject to covenant.

## Legal Costs

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



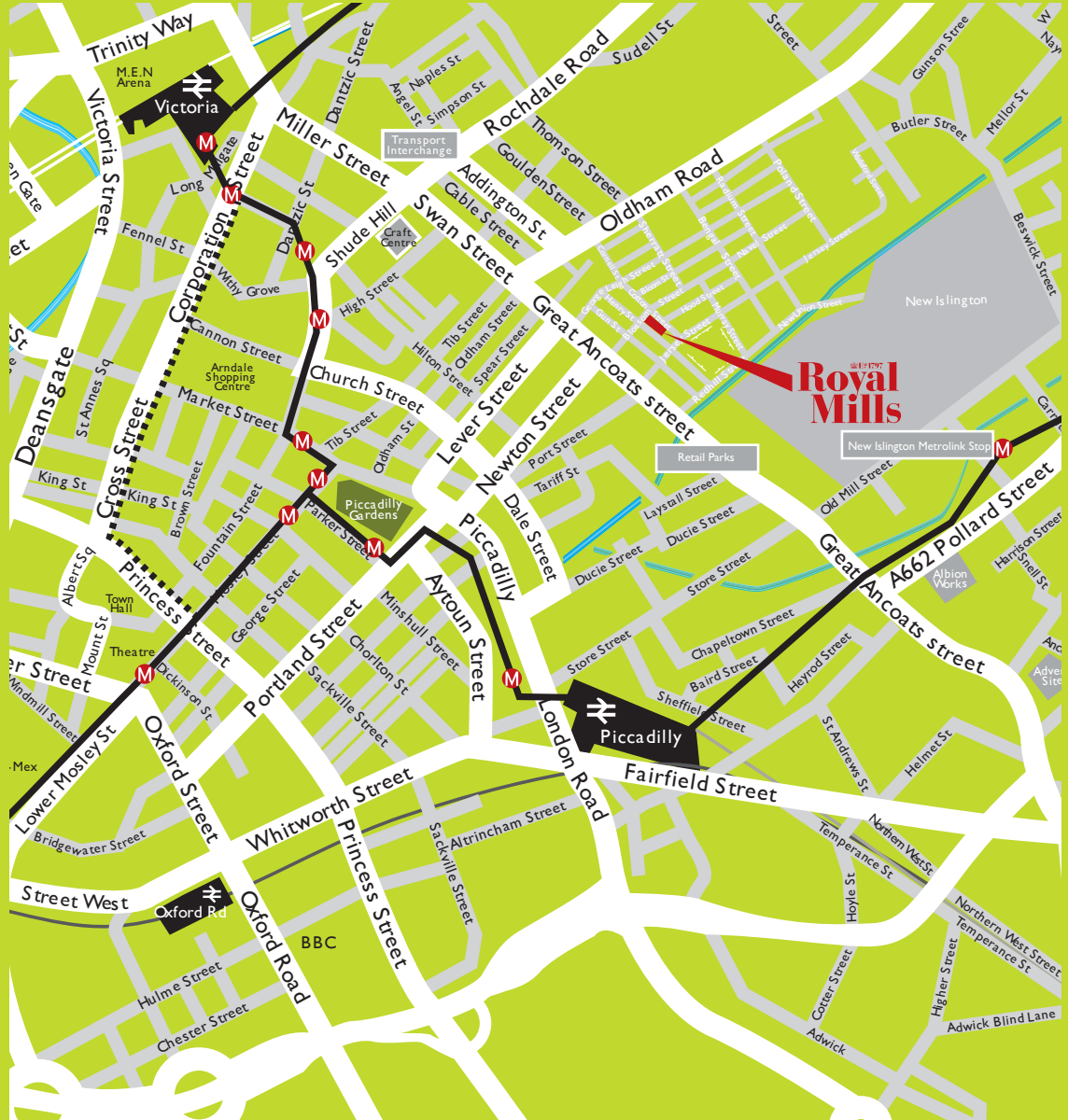
The available property is a ground floor corner unit, in shell condition and sits beneath 22 residential dwellings.



**Fairbairn**

Size  
Ground Floor  
6,500 sq ft (603.85 sqm)

The plan shows various split options.





**For further information or to  
arrange a viewing, please contact  
the letting agents.**

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