

TO LET
LEISURE/RETAIL

 **GRAHAM
SIBBALD**

**4 Little David Street
Manchester, M1 3GA**

- Exciting Leisure Opportunity
- 1,173sqft
- £35,000 Pax

LOCATION:

Kampus is a vibrant mixed-use destination in the heart of Manchester city centre, combining residential, retail, leisure and hospitality uses within a distinctive landscaped setting. Located on Aytoun Street, the scheme occupies a prominent position between Manchester Piccadilly Station and the city's established retail core. The development benefits from strong pedestrian flows throughout the day, driven by a substantial residential population, office occupiers, students and visitors to the city. Kampus is surrounded by an increasingly diverse mix of independent and established food, beverage, leisure and lifestyle operators, creating an attractive environment for complementary occupiers.



DESCRIPTION:

The property comprises a fully fitted bar and leisure premises arranged over ground floor level. The premises would suit a broad range of bar, cocktail, drinks-led, hospitality and leisure concepts.

ACCOMMODATION:

The fully fitted premises are arranged over ground floor only comprising the following approximate area:

1,173sqft

(108.98sqm)

LEASE:

The premises are available to let for a term of years to be agreed.





RENT:

£35,000 per annum exclusive

RATES:

Interested parties are recommended to make their own enquires with the local rating authority.

SERVICE CHARGE:

Details available upon request.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

LEGAL COSTS

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

To arrange a viewing please contact:



CONOR MULLOY

Director

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MATT ROBERTS

Chartered Surveyor

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/ Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
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5. Date Published: October 2026

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