



CITRUS
COMMERCIAL CIRCLE



Prominent Pub To Let – Eccles Town Centre, Church Street, Eccles, Manchester, M30 £3,000 Per Month

- Prominent ground floor pub Approx. 3,500 sq ft
- Fully fitted bar and seating areas
- Prime Eccles town centre location
- Suitable for pub, bar, hospitality or alternative leisure use (STP)
- Large basement / cellar storage
- Multiple trading areas with entertainment space
- Adjacent to Morrisons supermarket
- Characterful period property
- Commercial kitchen facilities
- Strong footfall and passing trade

Prominent Pub To Let – Eccles Town Centre, Church Street, Eccles, Manchester, M30

An excellent opportunity to lease a substantial and characterful ground floor pub occupying a highly prominent position on Church Street in the heart of Eccles town centre.



Known as the Duke of York, this well-established pub extends to approximately 3,500 sq ft across the ground floor and benefits from a large basement/cellar, providing extensive storage and operational space.

The property comprises a fully fitted and operational pub with a spacious main bar area, central bar servery, multiple seating zones, entertainment space and ancillary staff facilities including kitchen and preparation areas. The flexible internal layout makes the property suitable for a range of hospitality and leisure concepts, including a traditional pub, sports bar, live entertainment venue, restaurant-bar hybrid or other customer-facing commercial use, subject to the necessary consents.

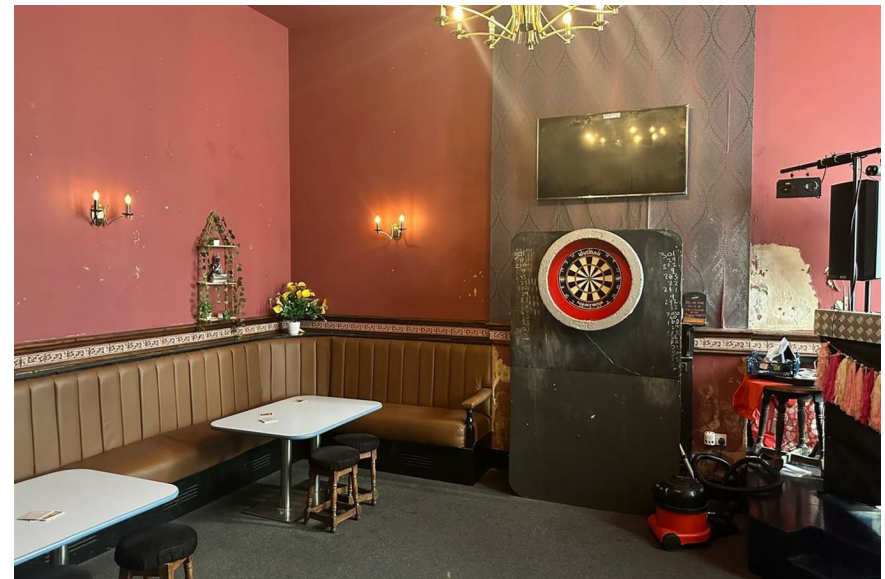
The building itself is an attractive and characterful period property with excellent kerb appeal, featuring striking architecture and a commanding frontage onto Church Street. Large front-facing windows provide excellent natural light and visibility, creating a welcoming customer environment.

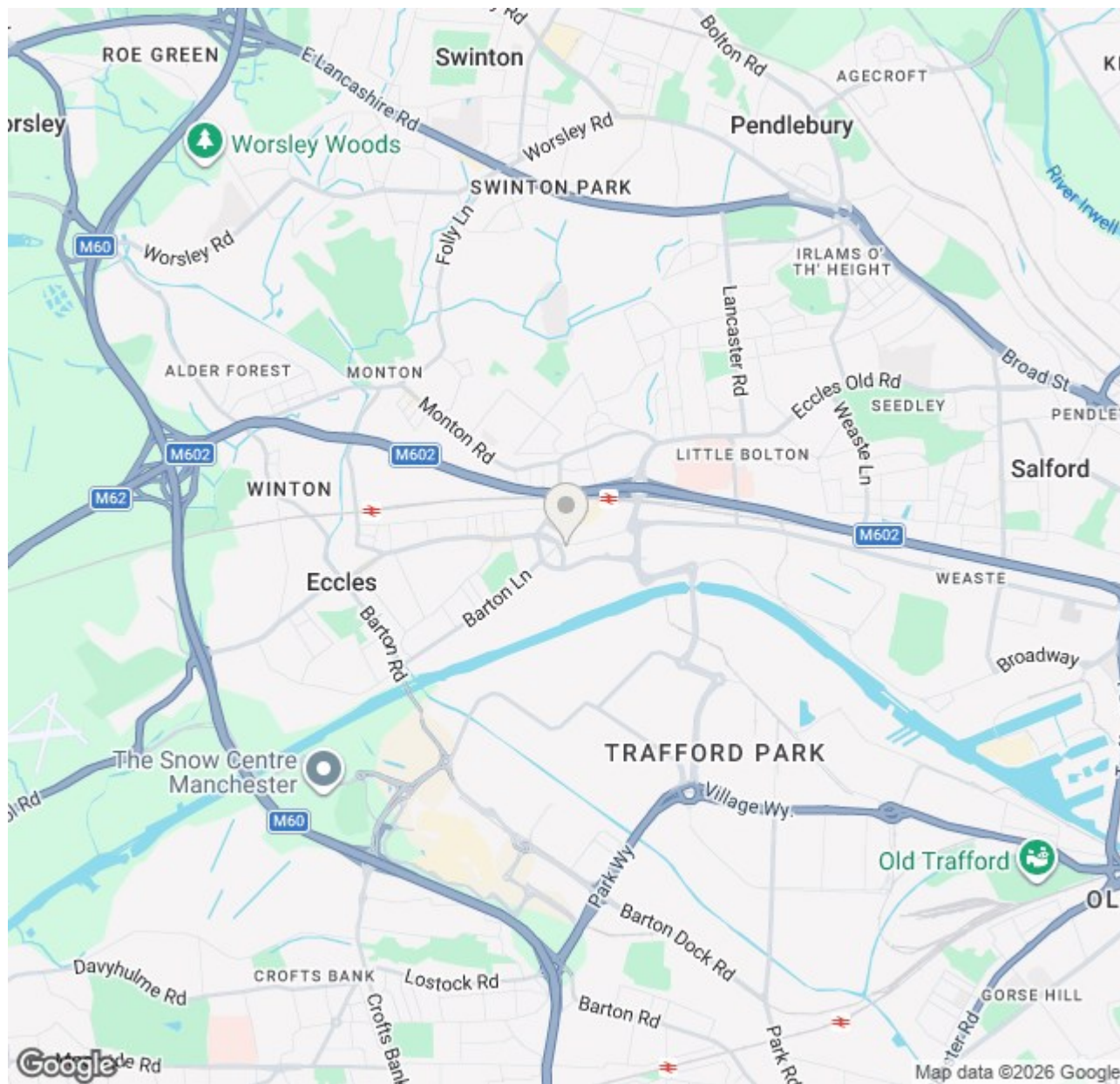
A major benefit of the property is its strategic location immediately next to Morrisons in Eccles town centre, generating significant daily footfall and passing trade. The surrounding area comprises a strong mix of retail, food, leisure and service occupiers, creating a busy and established commercial destination.

Eccles benefits from excellent transport connectivity, including nearby bus, rail and tram links, together with straightforward access to the M602, M60 and wider Greater Manchester motorway network. Manchester city centre is located only a short distance away, further enhancing the location's appeal.

Please note the upper floors are not included within the letting and are separately occupied as residential accommodation.

This represents a rare opportunity to secure a landmark hospitality venue in a prominent town centre position with strong trading potential.





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Viewings

Viewings by arrangement only.

Citrus Commercial Circle

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James Byrne

Senior Negotiator

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David Smith

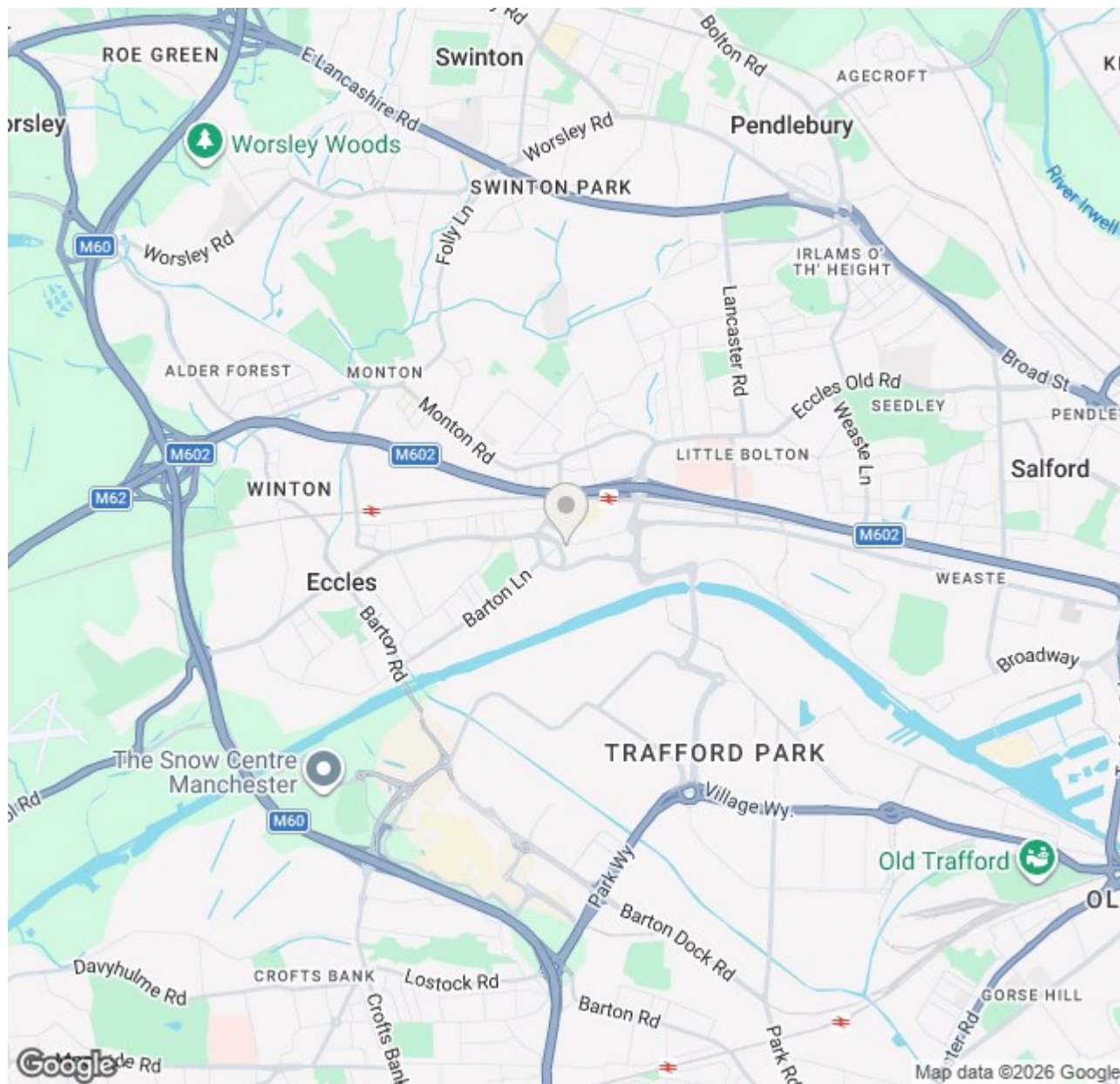
Senior Negotiator

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Important Notice Citrus Commercial Circle for themselves and for the vendors or lessors of this property whose agents are given notice that (i) these particulars are produced in good faith and set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Citrus Commercial Circle has any authority to make or give any representations or warranty in relation to this property.



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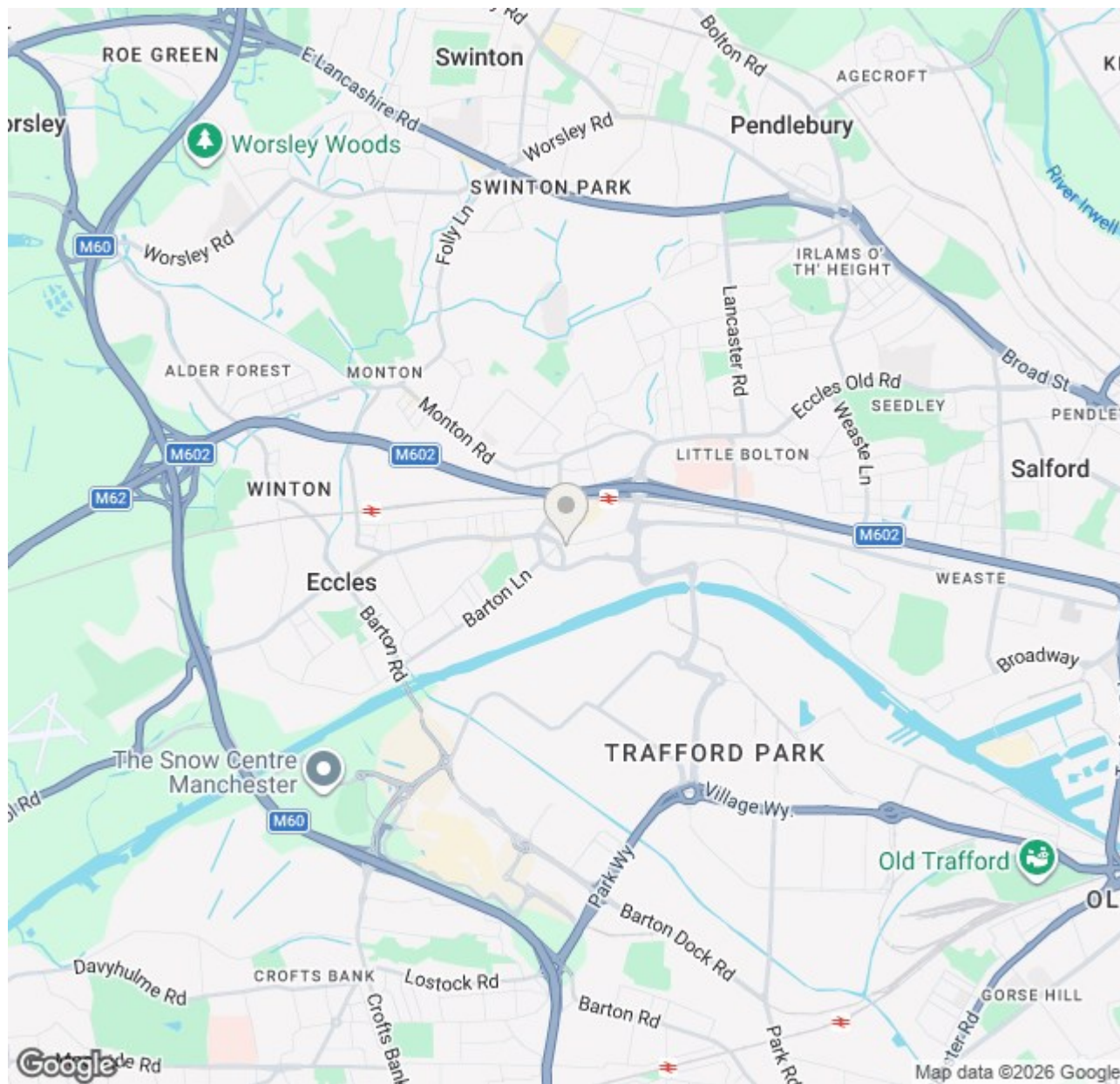
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