

**125 OLDHAM STREET
MANCHESTER
M4 1LN**

**DANIEL
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0161 237 9393
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TO LET

SHOP UNIT WITH LOWER GROUND FLOOR

- NORTHERN QUARTER
- PROMINENT POSITION



E



Location

The premises are located in the City's Northern Quarter on Oldham Street close to the North Star office / leisure development that is shortly due for completion with numerous independent bars, restaurants and shops all located close by. It is also close to the Oldham Street junction with Great Ancoats Street /Swan Street (A665 inner ring road), Victoria Station and the Shude Hill travel interchange are also close by.

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

125 Oldham Street

Description

The space comprises ground floor shop with kitchen and wc facilities together with lower ground floor offices and staff accommodation

Legals

Each party to bear their own legal fees incurred in each transaction.

Accommodation

Floor Area	Size (sq ft)	Size (m ²)
Ground	1,179	109.5
Lower Ground	1,196	111.1
Total	2,375	220.6

Planning

Retail or other uses that fall within Class E of the use classes order will be considered.

COSTS

RENT

£35,500

Exclusive of VAT

SERVICE CHARGE

TBC

Exclusive of VAT | Exclusive of Buildings Insurance

RATES

Rateable Value: £20,000

Rates Payable: £9,840 (2019/20)

VAT

TBC

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

EPC

EPC RATING: TBC

VIEWING: By appointment with appointed agents:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.

Daniel Harris & Co

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