

**G22 SMITHFIELD BUILDING  
TIB STREET  
MANCHESTER  
M41LA**

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**TO LET**

**NORTHERN  
QUARTER**



**RETAIL UNIT**



#### **Location**

The shop is located on Tib Street and comprises part of the Smithfield Building, which is considered the centre of the City's Northern Quarter and includes shops and restaurants, including Evelyns, Carhartt, Piccadilly Records, Cow, Northern Soul, Forbidden Planet etc. It is located on the raised galleried section of the building, adjacent to Northern Soul and NOTE. It is adjacent to Oldham St and Thomas Street and a short distance from Market Street and the Arndale Centre with Bus, Met & Piccadilly Station 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).

## G22 Smithfield Building

### Description

The unit comprises a lock-up shop suitable for retail or other uses and previously traded as a coffee shop.

### Legals

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

### Accommodation (Gross Internal Area)

Floor Area	Size (sq ft)	Size (m <sup>2</sup> )
G22	763	70.88

### Planning

The premises have Class E use.

## COSTS

### RENT

**£23,500 pa**

Exclusive of VAT

### RATES

**£20,500**

This is not the amount you will pay but the rate in the £ has not yet been announced. Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

### SERVICE CHARGE

**TBC**

Exclusive of VAT

### VAT

**All figures are shown exclusive of, but are liable to, VAT**

### EPC

**EPC RATING: D**

**VIEWING:** By appointment with appointed agents:



Daniel Harris

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0161 237 9393

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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