

**45-47 THOMAS STREET
MANCHESTER
M4 1NA**

**DANIEL
HARRIS** 
0161 237 9393
www.dh-property.co.uk

TO LET

**GROUND FLOOR
RETAIL UNIT
1,200 SQ FT**



AVAILABLE

JAN / FEB 2024

**NORTHERN QUARTER
GOOD TRANSPORT
LINKS**



Location

Located in the heart of the City's Northern Quarter, close to Shude Hill Metro Station and Arndale Car Park and to Piccadilly Train and Tram stations. It is a short distance from the City's prime retail and commercial cores and surrounded by numerous independent bars, restaurants and shops, including Terrace, Note, Rivet & Hide, Smithfield Social etc.

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).

45-47 Thomas Street

Description

The premises comprise a ground floor shop with double frontage and also includes kitchen and wc facilities.

Legals

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

Accommodation

1,200 sq ft

111.5 m²

Planning

The unit is suitable for retail use.

COSTS

RENT

£38,000 PA
Exclusive of VAT

SERVICE CHARGE

TBC
Exclusive of VAT

RATES

TBC

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE
LIABLE TO, VAT.

EPC

EPC RATING: C

VIEWING

By appointment with appointed agent:



Daniel Harris

dh@dh-property.co.uk

0161 237 9393

Sarah Lovell

sarah@dh-property.co.uk

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.