G1 SMITHFIELD BUILDING 34 TIB STREET MANCHESTER M41LA



TO LET



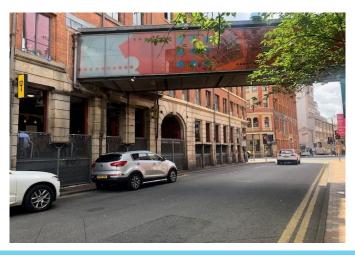


Location

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, close to Northern Soul. 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.

NORTHERN QUARTER

RETAIL UNIT



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).

G1 Smithfield Building

The unit comprises a lock-up unit comprising ground floor and basement suitable for retail or café use.

Legals

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

Floor Area	Size (sq ft)	Size (m ²)
Ground	375	34.83
Basement	376	34.93

Planning The premises have Class E use.



EPC EPC RATING: D

VIEWING: By appointment with appointed agents:

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