

**G1 SMITHFIELD BUILDING  
34 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, 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.

#### **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

### Description

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.

### Accommodation (Gross Internal Area)

Floor Area	Size (sq ft)	Size (m <sup>2</sup> )
Ground	375	34.83
Basement	376	34.93

### Planning

The premises have Class E use.

## COSTS

### RENT

**£25,000 pa**

Exclusive of VAT

### RATES

**£15,000**

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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