

**62 PORT STREET
MANCHESTER
M1 2EQ**

**DANIEL
HARRIS** 
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TO LET

**SELF-CONTAINED RETAIL
PREMISES
1,115 SQ FT**



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Location

The property is located immediately off Hilton Street in the heart of the City's Northern Quarter, surrounded by a variety of coffee shops, bars and offices. The Northern Quarter is regarded as the principal creative media and fashion location in the City and is a short distance away from Piccadilly railway, bus and metro stations with numerous car parks in the vicinity.

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.

62 PORT STREET

Description

The premises comprise a self-contained building that has been comprehensively refurbished and provides 3 floors of open plan accommodation with kitchen, WC facilities, timber floors, excellent security and rear courtyard in a parade of similar buildings.

Legals

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

Accommodation

	Size (sq ft)	Size (m ²)
Ground	437	44
1 st Floor	368	34
2 nd Floor	310	29
Total	1,115	107

Planning

The unit is suitable for retail use.

COSTS

RENT

Years 1-3:	£23,000 per annum
Years 4 -5:	£24,000 per annum

Exclusive of VAT

SERVICE CHARGE

Inclusive

RATES

Rateable Value: £18,250

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

VAT

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

EPC

EPC RATING: D

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.