

**68 TIB STREET  
NORTHERN QUARTER  
MANCHESTER  
M4 1LG**

**DANIEL  
HARRIS** & Co  
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**TO LET**

**RETAIL UNIT  
420 SQ FT  
+ BASEMENT**

**AVAILABLE  
FOLLOWING  
REFURBISHMENT**



#### **Location**

The property is located in the centre of the Northern Quarter on Tib Street, immediately off Thomas St and a short distance from Oldham St. The area has excellent transport links with rail, bus and tram interchanges all close by. Other traders nearby include a variety of retailers including Evuna, Sugar Junction, Evelyns and Northern Soul, Carhartt, Hip and Northern Flowers.

#### **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).

## 68 TIB STREET

### Description

The building comprises ground floor sales area and basement store.

### Legals

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

### Accommodation

|              |           |                      |
|--------------|-----------|----------------------|
| Ground Floor | 470 sq ft | 43.66 m <sup>2</sup> |
| Basement     | 364 sq ft | 33.81 m <sup>2</sup> |
| Total        | 834 sq ft | 77.48 m <sup>2</sup> |

### Planning

The unit is suitable for retail use but other uses would be considered, subject to an appropriate Planning Consent.

## COSTS

### RENT

**£26,000 PA**  
Exclusive of VAT

### SERVICE CHARGE

**TBC**  
Exclusive of VAT

### RATES

**TBC**

Interested parties are advised to make their own enquires with the Local Rating Authority to verify the accuracy of the information given.

### VAT

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

### EPC

**EPC RATING: TBC**

## VIEWING

By appointment with appointed agent:



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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.