

Manchester, 56-58 Lloyd Street South, M14 7HT

Prominent Retail Unit – TO LET



LOCATION

The property sits in a predominantly residential area in a prominent position fronting Lloyd Street South. The property is approximately 2 miles south of Manchester city centre.

DESCRIPTION

The premises comprises a prominently positioned ground floor retail unit fronting Lloyd Street South and rear yard accessed via Burdith Avenue.

Internally the unit benefits from a suspended ceiling incorporating LED lights and is split between sales area and stores. WC and kitchen facilities are provided.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Sales Area	138 sq m	1488 sq ft
Stores Area	75 sq m	807 sq ft
Total	213 sq m	2295 sq ft

TENURE

The property is available by way of lease assignment or sub-lease. The property is held on a lease for a term of 15 years from October 2022. There are rent reviews in October 2027 and 2032 and a break option in October 2032.

RENT

The current passing rent is £30,000 per annum.

SERVICE CHARGE

A Service Charge may apply to cover the maintenance of common areas. Further details are available upon request.

BUSINESS RATES

The Rateable Value is £31,250.

Interested parties should verify this information with the local rating authority.

USE

All interested parties are advised to check their proposed use with the local planning authority.

EPC

Details on application.

VAT

All rents and charges may be subject to VAT in addition.

LEGAL COSTS

Each party will be responsible for their own legal costs.

TIMING

Possession is available on completion on legal formalities.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

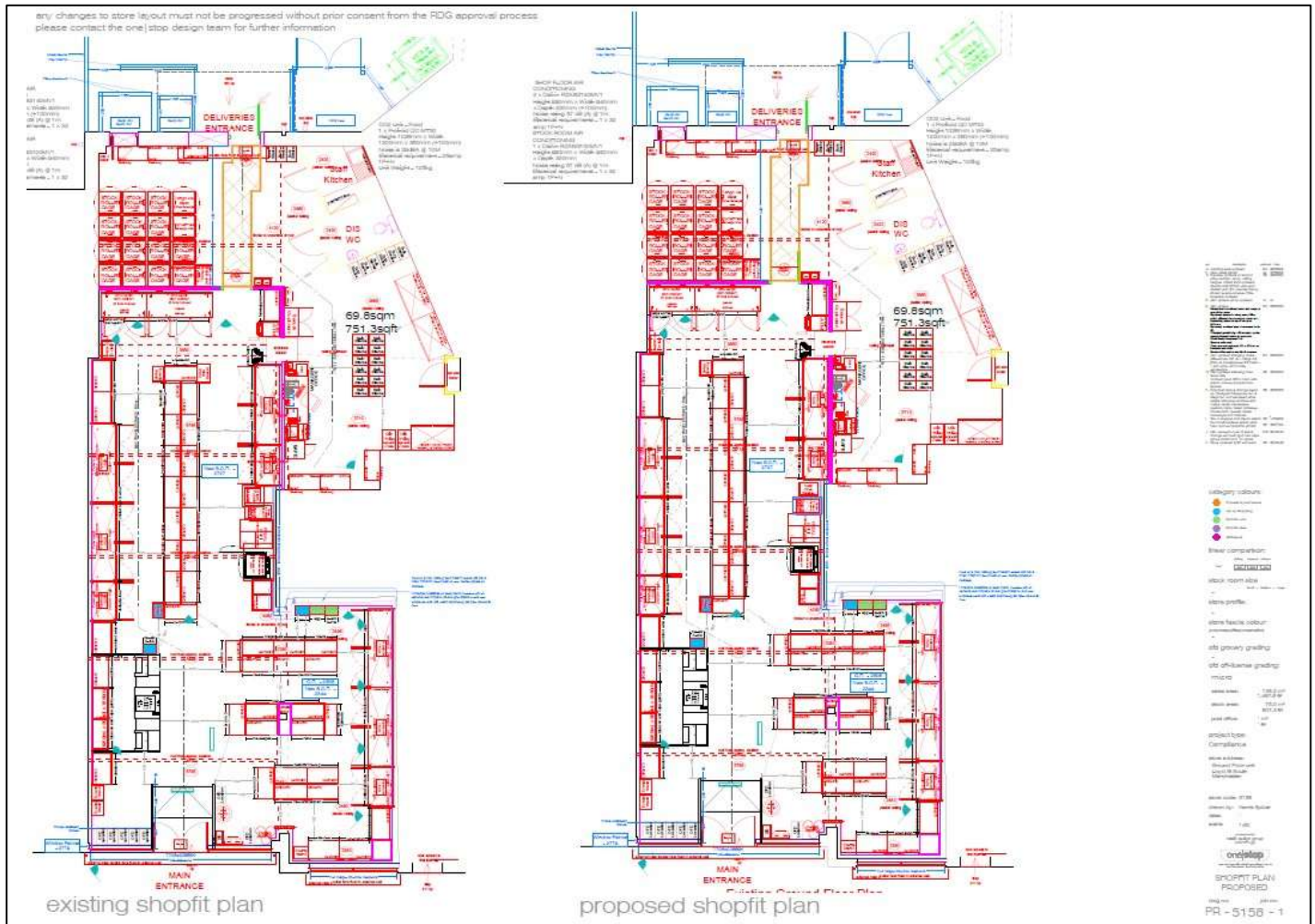
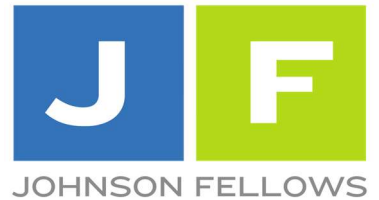
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