

9 STEVENSON SQUARE, MANCHESTER M1 1DB

TO LET

**DANIEL
HARRIS**
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**REFURBISHED
GROUND FLOOR UNITS**

**COMPLETION
MARCH 2020**

The property is located in the centre of the City's Northern Quarter with numerous bars, restaurants and shops being located in the immediate vicinity and close to all major transport links.

Location

The units will be available on a new Full Repairing and Insuring Leases (by way of service charge) for terms to be agreed, subject to 5 yearly rent reviews.

The entire premises are being refurbished. The ground floor comprises 2 self-contained units with basement accommodation and are suitable for a variety of uses.

Lease

NB Bar (A4) use will not be considered by the Landlord.

Description

The ground floor units currently have A2 and A1 consents but other uses (excluding bar use) will be considered.

Planning

Each party to bear their own legal fees

Legals

All figures quoted are exclusive of, but subject to, VAT.

The premises will have the following approximate areas:

VAT

Ground Floor 1	1305 sq ft	121 m ²
Ground Floor 2	1238 sq ft	115 m ²
Basement	2313	214.9 m ²

Size



Rent

Further information on request.

Viewings

To be confirmed

Rates

By appointment with the retail agents – Daniel Harris & Co

Daniel Harris: dh@dh-property.co.uk
Sarah Lovell: sarah@dh-property.co.uk

Daniel Harris & Co Studio 47, 45-47 Newton Street, Manchester M1 1FT

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.

