

**81 NEWTON STREET, MANCHESTER M1 1EX**



# TO LET

**LARGE CITY CENTRE PREMISES UP TO  
5,734 SQ FT**

**Northern Quarter**

The property is located within the City's Northern Quarter, between Ancoats and Hilton Street with excellent public transport links and several car parks close by. There are also numerous bars, restaurants and shops in the vicinity.

The property comprises the ground and first floor of a parade of commercial units below apartments that was previously the City's main Post Office. It is currently configured as showroom with open plan and private offices plus kitchen and wc facilities but could suit a variety of uses (subject to appropriate Planning Consent).

GF	2,929 sq ft	272m <sup>2</sup>
FF	2,805 sq ft	261m <sup>2</sup>

NB Consideration will be given to a letting of part only of the building. Further information on request.

The property currently has B1 Consent, however, alternative uses will be considered.

Rateable Value	£36,000
Rates Payable	£17,280 (2018/19)

Interested parties are advised to make their own enquires to verify

## Rent

£80,250 pa (Exclusive of VAT)

## Location

## Lease

The premises are to be made available on the basis of a new lease for term to be agreed on full repairing and insuring terms (by way of Service Charge), subject to 5 yearly rent reviews.

## Legals

Each party to bear their own legal fees incurred in these transactions.

## Description

## VAT

All figures quoted are exclusive of but liable to VAT.

## Size

## Directions



## Planning

## Rates

## Viewings

By appointment with the retained agents – Daniel Harris & Co

Daniel Harris: [dh@dh-property.co.uk](mailto:dh@dh-property.co.uk)  
Sarah Lovell: [sarah@dh-property.co.uk](mailto:sarah@dh-property.co.uk)

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