

MANCHESTER

SPINNINGFIELDS - RETAIL UNIT TO LET

Ground Floor Unit 25C, 3 Hardman Street,
M3 3HF

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located on Hardman Street, which forms part of the Spinningfields district of Manchester.

Spinningfields is Manchester's largest commercial district housing some of the North West largest companies, together with some of the city's best bars and restaurants.

Occupies in close proximity include The Ivy, The Alchemist, Pret a Manger, Wagamama, M & S Simply Food, 20 Stories and Oast House amongst others.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

The quoting rent is £45,000 per annum exclusive

A service charge is payable. Further information on request.

Accommodation

The premises are arranged over ground floor only and comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	979	90.95

Business Rates

Rateable Value (2020): £27,000

Interested parties are advised to make their own enquiries with the Local Rating Authority.

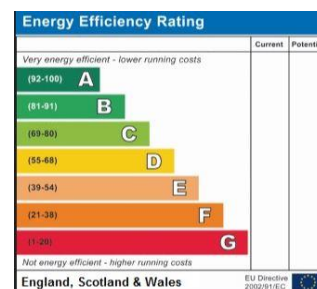
VAT and Costs

All prices, premiums and rents, etc are quoted ex mclusive of VAT at the prevailing rate.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

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Manchester Central



October 2020. Subject to Contract.

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