

**MARKETING
PARTICULARS**

DANIEL HARRIS & CO
0161 237 9393
dh@dh-property.co.uk
www.dh-property.co.uk

**GROUND FLOOR RETAIL UNIT
TO LET**
NORTHERN QUARTER
106 TIB STREET
MANCHESTER M4 1LR

**Rates
Free***



**Small Business Relief will make these premises Rate free, subject to certain conditions – further information on request*

LOCATION

The property is located on the east side of Tib Street, immediately in the heart of the City's Northern Quarter, with many bars, cafes and independent stores close by, as well as the City's Craft Market.

DESCRIPTION

The premises comprise a refurbished ground floor lock-up shop with rear kitchen and wc and security shutters.

Daniel Harris & Co
Chartered Surveyors
Studio 47
47 Newton Street
Manchester M1 1FT

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f: 0161 237 9494
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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.

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ACCOMMODATION

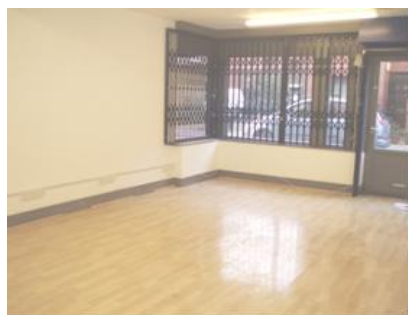
The premises comprise the following approximate areas:

Ground Floor	355 sq ft	33m ²
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RENTAL

£8,500 p.a. (Exclusive of VAT)

INTERNAL PHOTO



RATES

This Firm has been verbally advised that the premises have been assessed for rates as follows:

Rateable Value	£5,900
Rates Payable (2014/15)	£2,843.80

Interested parties are advised to make their own enquiries in order to verify the accuracy of these figures.

NB: Most potential occupiers will be able to apply for Small Business Relief – further details on request.

VIEWINGS

Strictly through sole retained agents Daniel Harris & Co 0161 237 9393

LEASE

The premises are available on the basis of a new full repairing and insuring lease, by way of a service charge, expiring 20th October 2020 with a tenant break clause on 21st October 2017.

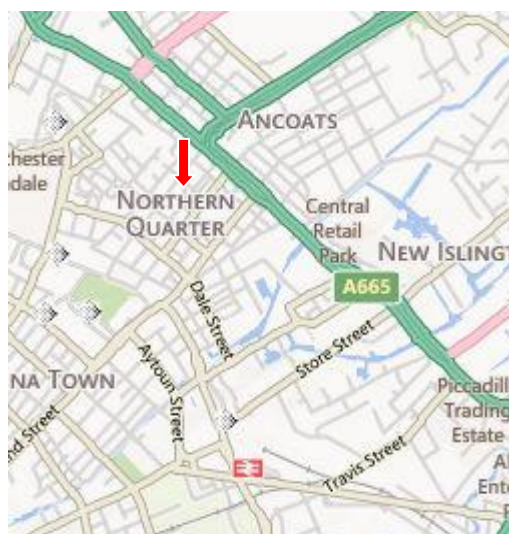
LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction

VAT

All figures are exclusive of but may be liable to VAT.

LOCATION PLAN



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