



SHOP UNIT TO LET

Location

The unit is located in the Grosvenor Centre adjacent to Vodafone. Retailers close by include Claires, Fat Face, Boots and Costa Coffee.

Schedule of Accommodation

The property is arranged on ground, first and second floors and provides the following approximate floor areas:-

Ground Floor	46.26 Sq M	(498 Sq Ft)
First Floor	42.08 Sq M	(453 Sq Ft)

Terms

The premises are available on the basis of a new full repairing and insuring lease, for a term of years to be agreed.

Rent

Upon application.

The current service and insurance charge estimate is £5,016 per annum, plus VAT.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value(2010) £28,500
UBR (2015/16) 49.3p
Rates Payable(2015/16) £14,050.50

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

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

Each party to be responsible for their own legal costs incurred in any transaction.

The property has an EPC rating of C(58). A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

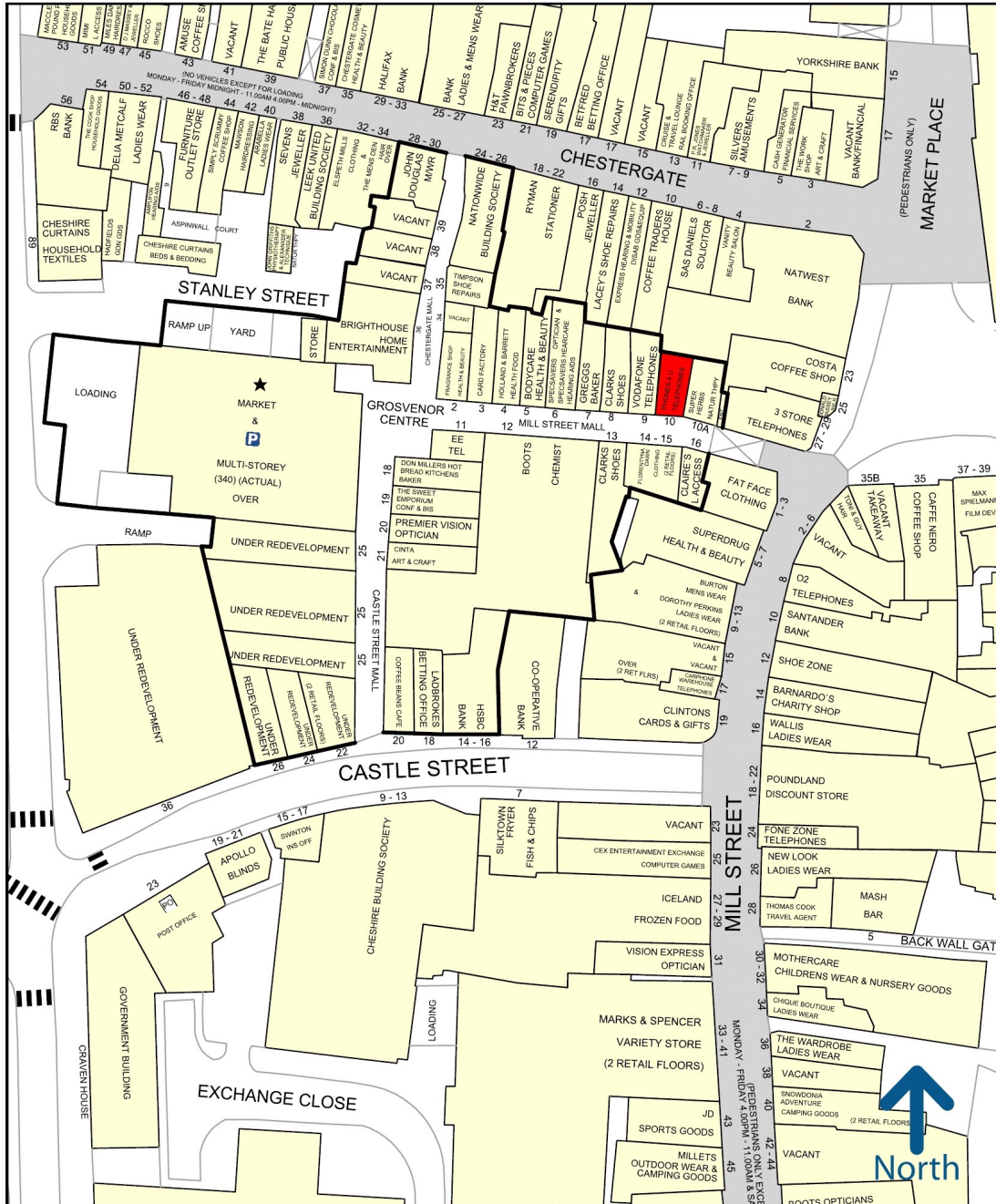
For further information and viewing arrangements please contact:

Tim Letts
0161 228 6411
tletts@lsh.co.uk

Joint Agent - Colliers
020 7935 4499

0161 228 6411
www.lsh.co.uk

**3 Hardman Street,
Spinningfields
Manchester M3 3HF**



50 metres

Experian Goad Plan Created: 19/10/2015
Created By: Lambert Smith Hampton

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



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