



MANCHESTER 74 BRIDGE STREET

LOCATION

The property occupies a prominent position on Bridge Street opposite **Sainsbury's**. The premises is conveniently located being visible from Deansgate and just a 5 minute walk from St Peter's Square tram stop. The location has improved significantly with the development of the New Bailey Office scheme at the western end of Bridge Street and is home to a variety of retail and leisure operators including **Dishoom, Grindsmith, Doherty Evans & Stott, Café Istanbul, Sevenoaks** and **Crazy Pedros**.

ACCOMMODATION

The premises are arranged over ground floor and basement and provide the following approximate net internal areas:

Ground Floor	48.14 sq m	(518.12 sq ft)
Ground Floor Store	0.87 sq m	(9.4 sq ft)
Basement	25.23 sq m	(271.64 sq ft)

TERMS

The shop unit is available on a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£35,000 per annum exclusive.

SERVICE CHARGE

Current service charge estimate is £3,111 per annum.

RATES

Rateable Value (2017) £21,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

COSTS

All figures quoted are subject to VAT where applicable. The incoming party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

An EPC has been commissioned and will be available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

SUBJECT TO VACANT POSSESSION

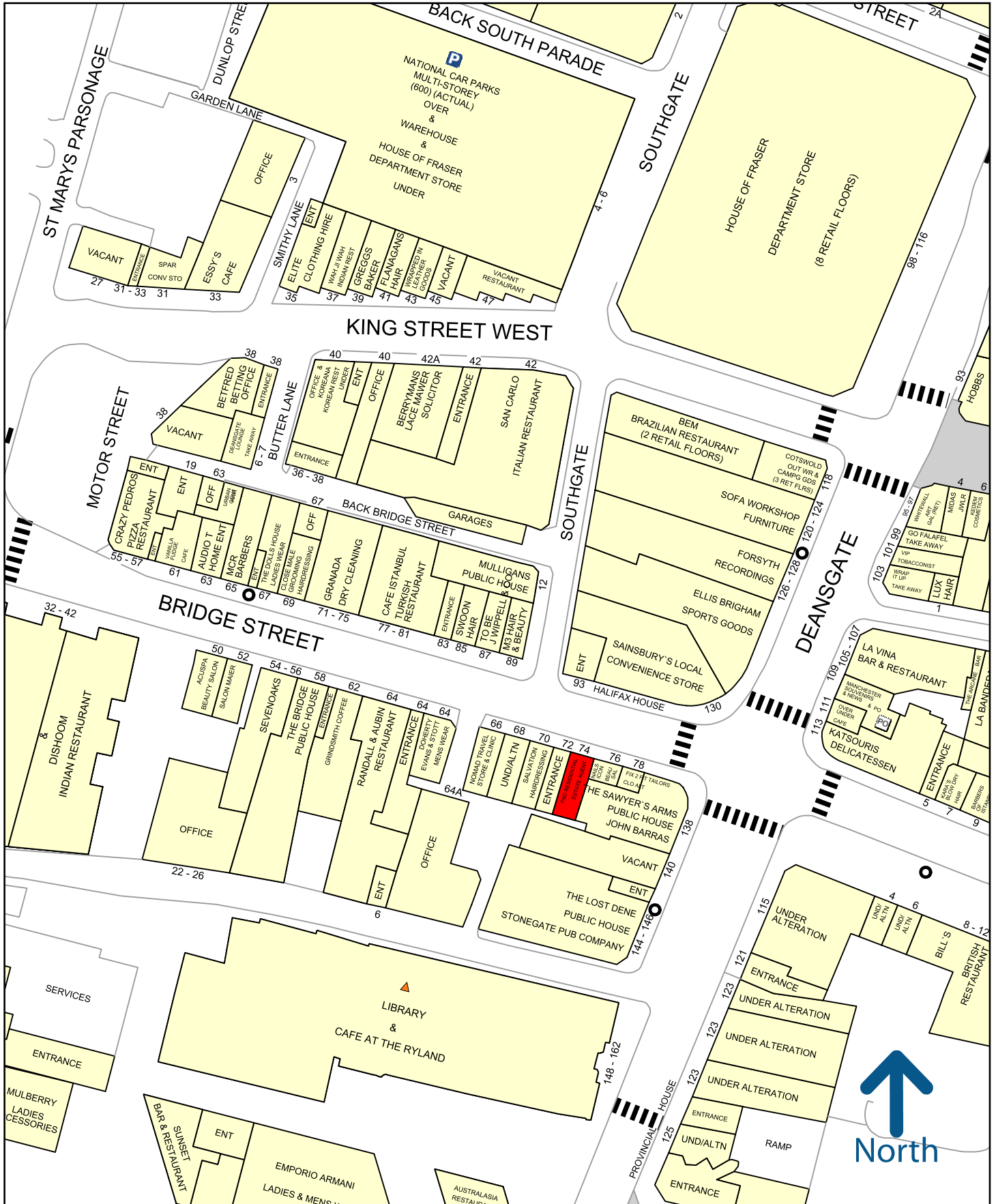


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