wtgunson

commercial property consultants

TO LET

RETAIL PREMISES
156.53m² (1,685 sq ft)

Unit 5
153 Great Ducie Street
Manchester
M3 1FB

- Busy main road position
- Prominent location with return frontage
- Heavily trafficked location

LOCATION

The property is located on the west side of Great Ducie Street (A56) close to its junction with Langston Street on the periphery of Manchester City Centre. The A56 is one of the busiest arterial routes running north out of Manchester and provides easy access to Junction 17 of the M60 motorway approx. 6 miles to the north.

Manchester City Centre's transport links and shops etc are within a mile of the subject property.

DESCRIPTION

The property comprises an end terraced double storey retail premises of brick construction beneath a pitched roof. Internally, on the ground floor the accommodation is largely open plan comprising mainly open plan sales with a kitchen and WC to the rear. The first floor comprises several separate rooms.

To the rear of the property we understand there are four allocated car parking spaces.

ACCOMMODATION

The property has been measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition the areas are as follows:
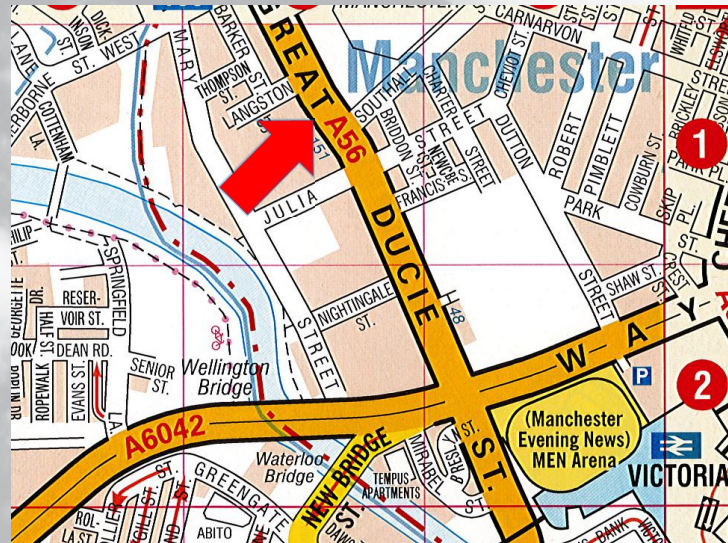
Ground Floor	81.66m²	
First Floor	74.87m²	
Total	156.53m²	(1,685 sq ft)

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £20,000 per annum.

BUSINESS RATES

The property has a rateable value of £17,000. The rates payable are £8,347 pa (2019/20 – 49.1p/£).

EPC

A copy of the EPC is available on request.

VAT

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

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of:

Neale Sayle (Neale.sayle@wtgunson.co.uk)

Or

Nick Barnes (Nick.barnes@wtgunson.co.uk)

Date of Preparation: October 2019

RICS

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