

**20 CHURCH STREET, MANCHESTER M4 1PN**



**NORTHERN QUARTER**

# TO LET

## LOWER GROUND FLOOR STUDIO/OFFICE

The space is located on Church Street between Oldham Street and High Street in the City's Northern Quarter, immediately adjacent to the Tesco store and the Supercity Apart Hotel and close to Afflecks Palace, Piccadilly and the Arndale Centre.

### Location

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of Service Charge).

### Lease

### Legals

Each party to bear their own legal fees incurred in this transaction.

The accommodation comprises self-contained lower ground floor space accessed from Church Street and is currently configured to provide open and 2 private offices together with a kitchen/staff area and WCS but could be reconfigured to suit a variety of uses.

### Description

All figures quoted are exclusive of but liable to VAT.

### VAT

1,003 sq ft      93m<sup>2</sup>

### Size

£15,000 per annum (exclusive of VAT)

### Rent

### Directions



To be assessed.

### Rates

### Viewings

By appointment with the retailed agents – Daniel Harris & Co  
Daniel Harris: dh@dh-property.co.uk  
Sarah Lovell: sarah@dh-property.co.uk

**Daniel Harris & Co Studio 47, 45-47 Newton Street, Manchester M1 1FT**

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