

MANCHESTER

SPINNINGFIELDS - RETAIL UNIT TO LET

Unit G25b, 3 Hardman Street M3 3HF

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located on Hardman Street, which forms part of the Spinningfields district of Manchester.

Spinningfields is Manchester's largest commercial district housing some of the North West largest companies, together with some of the city's best bars and restaurants.

Occupies in close proximity include The Ivy, The Alchemist, Pret a Manger, Wagamama, M & S Simply Food, 20 Stories and Oast House amongst others.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

The quoting rent is £60,000 per annum exclusive

A service charge is payable, further information on request.

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,290 sq ft	120 sq m

Business Rates

Rateable Value (2020): £37,750

Interested parties are advised to make their own enquiries with the Local Rating Authority.

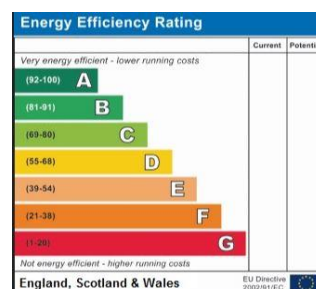
VAT and Costs

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

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



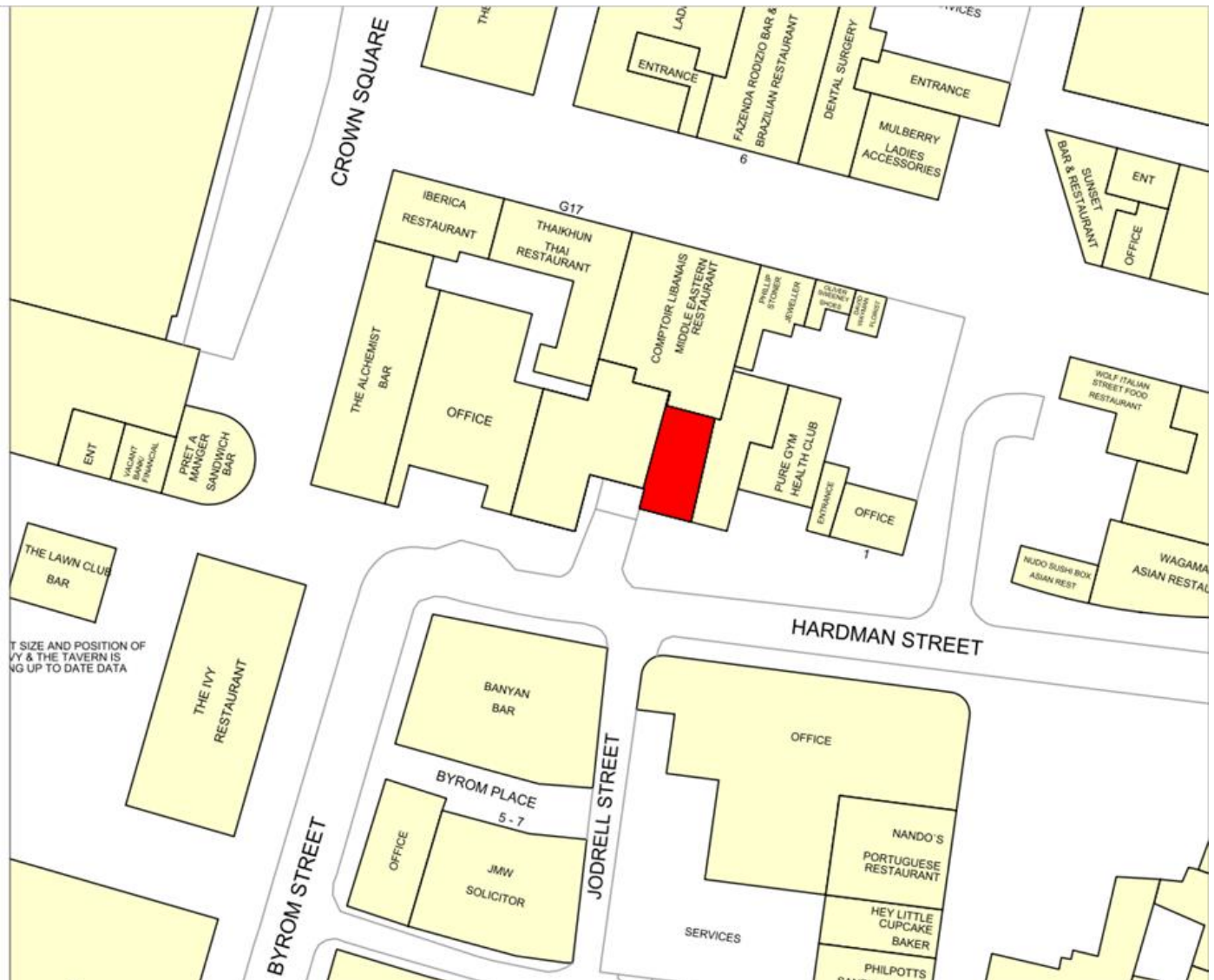
All Enquiries

Jonathan Thompson
jt@ltlproperty.com
0161 260 0062

RETAIL UNIT TO LET

3 Hardmen Street M3 3HF, Ground Floor Unit G25B

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



October 2020. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.