

56-58 TIB STREET, MANCHESTER M4 1LG

**DANIEL HARRIS**   
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# TO LET



**SELF-CONTAINED STUDIO STYLE OFFICES**

**1,335 SQ FT**  
**125.88 M<sup>2</sup>**



The property is located on Tib Street at the centre of the Northern Quarter with numerous bars, shops and restaurants close by. Piccadilly, Shude Hill and Victoria public transport interchanges are all close by.

## Location

The space will be available on a new Full Repairing and Insuring Lease (by way of service charge) for a term to be agreed.

## Lease

The self-contained studio style space is spread over first and second floor and includes reception area, kitchen area, WCs and 2 offices at first floor with a large open plan space at second floor, with exposed sand-blasted brick, timber floors and exposed roof beams

## Description

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

## Legals

B1 office use.

## Planning

All figures quoted are exclusive of, but subject to, VAT.

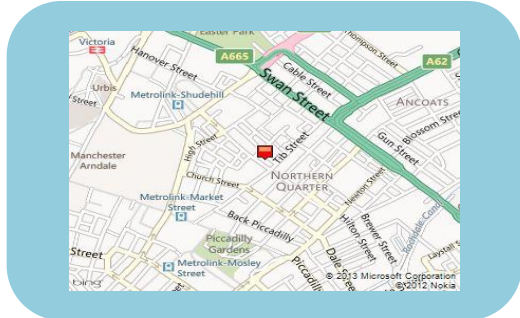
## VAT

1 <sup>st</sup> Floor	571 sq ft	53.04m <sup>2</sup>
2 <sup>nd</sup> Floor	764 sq ft	70.97m <sup>2</sup>
<b>Total</b>	<b>1335 sq ft</b>	<b>125.88m<sup>2</sup></b>

## Size

£26,700 per annum (exc of VAT)

## Rent



## Viewings

Rateable Value	£16,000
Rates Payable 2019/20	£ 7,840

Interested parties should make their own enquiries with the Local Authority to verify the accuracy of these figures.

## Rates

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**

Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.

