

RETAIL INVESTMENT FOR SALE

25/27
Tib Street
Manchester



The investment is subject to subsisting ground floor and basement lease (Businesses not affected).

Location

The property is located on Tib Street in the heart of the Northern Quarter, an increasingly popular retail location with numerous independent brands, restaurants and retail stores trading in the area.

The premises comprise of a ground floor and basement retail unit situated in a prominent corner position fronting Tib Street and Carpenters Lane.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	1,763	163.8
Basement Sales	2,722	252.9

Purchase Price

We are seeking offers over £750,000 (Seven Hundred and Fifty Thousand Pounds).

Tenure

The property is let to New Cross Army Surplus Limited t/a Military Kit on a straight 10 year lease with effect from 27th November 2019 at a current rent of £42,500 per annum. Further information available upon request.

Business Rates

The unit has a 2017 rateable value assessment of £33,000. For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared March 2020

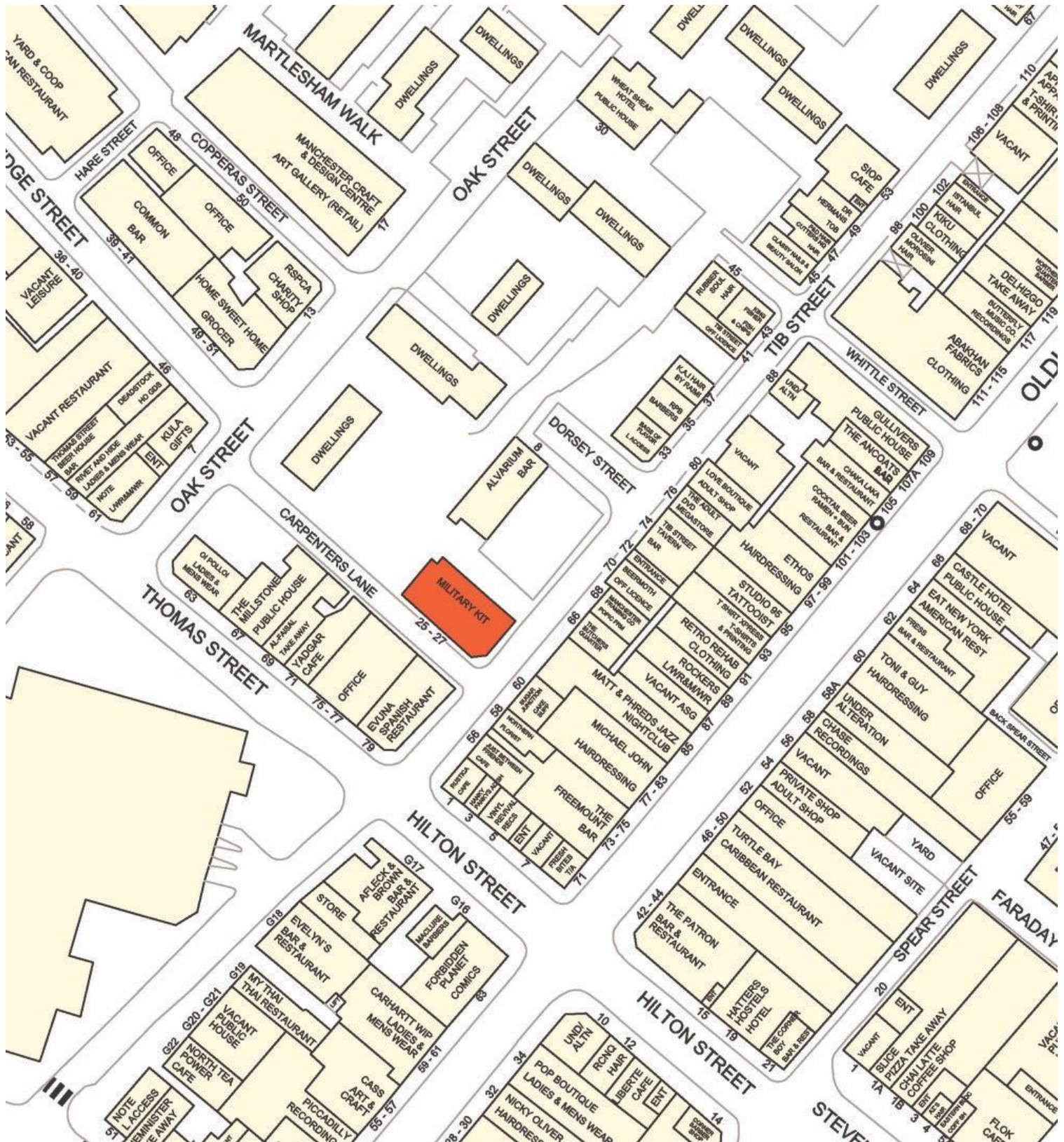
Viewing Strictly through the sole selling agent.

Barker Proudlove

Jon Lovelady

+44 (0)7717 661 389

jon@barkerproudlove.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. March 2020.