Barker Proudlove

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

Unit 1, New Medlock House, Chester Street, Manchester M15 6JX



LET

Rent: **On application**

Ground Floor Area

2,500 Sq ft / 232 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:
The unit is located on the ground floor of Medlock House, which is bordered by Chester Street and Cambridge Street, on the edge of Manchester city centre. New Medlock House is very conveniently located with direct access onto the Mancunian Way Ring Road, linking the site to the rest of the city and further afield, making the unit ideal for deliveries. New Medlock House itself is home to 671 students and is in close proximity to Oxford Road, the First Street development and Deansgate Square.

The site is also situated by the MMU campus and with plenty of nearby car parking.

Accommodation:
The unit provides ground floor only retail accommodation, situated in a prominent corner position with frontages to both Chester and Cambridge Street. The unit benefits from a part glazed, double height retail frontage and roller shutters to both elevations. The unit was previously occupied as a takeaway use.

Demise:	**Sq Ft**	**Sq M**
Ground Floor GIA	2,500	232.26

Rent:
Upon application.

Tenure:
The unit is available by way of a new lease for a term of years to be agreed.

Business Rates:
The premises currently has a rateable value of £29,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

EPC:
Energy Performance Asset Rating - TBC

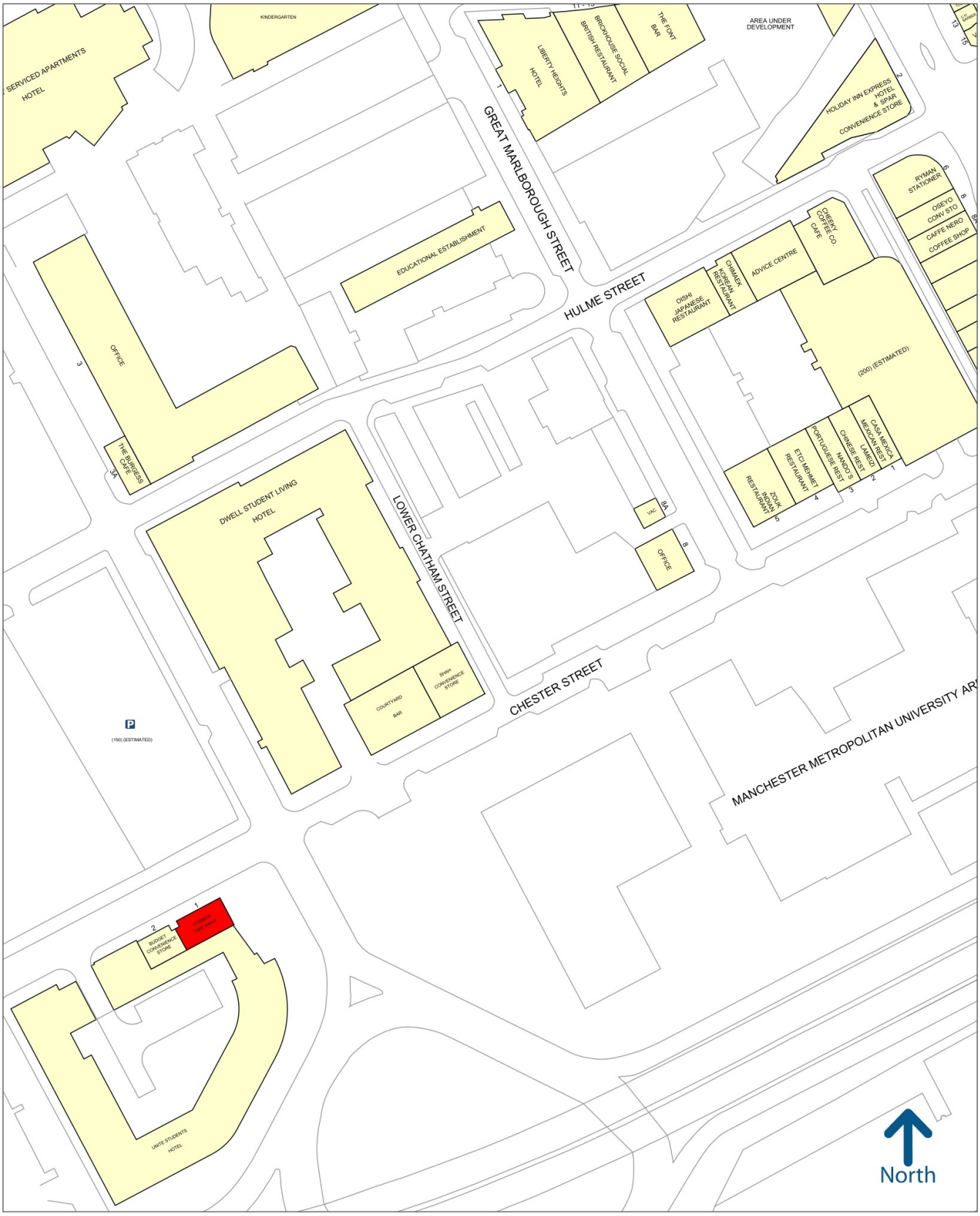
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2021

Subject to Contract

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SERVICED APARTMENTS
HOTEL
KINDERGARTEN
LIBERTY HEIGHTS
HOTEL
BRICKHOUSE SOCIAL
BRITISH RESTAURANT
THE FONT
BAR
AREA UNDER
DEVELOPMENT
HOLIDAY INN EXPRESS
HOTEL
& SPAR
CONVENIENCE STORE
GREAT MARLBOROUGH STREET
EDUCATIONAL ESTABLISHMENT
HULME STREET
OFFICE
THE BURGESS
CAFE
OISHI
JAPANESE
RESTAURANT
CHIMAEK
KOREAN
RESTAURANT
ADVICE CENTRE
QUEEN
COFFEE CO.
CAFE
RYMAN
STATIONER
OSEYO
CONV STO
CAFFE NERO
COFFEE SHOP
(200) (ESTIMATED)
CASA MEXICA
MEXICAN REST
LAREDO
CHINESE REST
WAGO'S
PORTUGUESE REST
ETC! MERIMET
RESTAURANT
ZOUK
INDIAN
RESTAURANT
DWELL STUDENT LIVING
HOTEL
LOWER CHATHAM STREET
VAC
OFFICE
COURTYARD
BAR
SHAH
CONVENIENCE
STORE
CHESTER STREET
MANCHESTER METROPOLITAN UNIVERSITY
(150) (ESTIMATED)
BUDGET
CONVENIENCE
STORE
UNITE STUDENTS
HOTEL
North