



**HIGH STREET PROPERTY / CLASS A1**  
42-50 Thomas Street, Manchester



**Rent: On application**

**Area**

1,378 Sq ft / 128 Sq M

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The scheme is located in the heart of the Northern Quarter on Thomas Street - the main leisure pitch in the area. Nearby operators include, Cane & Grain, TeaCup, Luck, Lust, Liquour & Burn, El Taquero and SoLita.

**Accommodation:**

The scheme will include Ground Floor commercial space, with the benefit of A1, A2, and A3 planning consent and most suited to restaurant/bar, coffee or retail. Other uses may be considered, subject to planning.

The units will benefit from predominantly glazed elevations with frontage onto Thomas Street and Kelvin Street, and will provide clean units delivered in shell specification, ready for an incoming operators fit out.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Unit A - Ground Floor	1873	174.01
Unit B - Ground Floor	1378	128.02
Total Ground Floor	3251	302.03

**Rent:**

Upon application

**Tenure:**

The units are available by way of a new lease, for a minimum term of 10 years and subject to upwards only 5 yearly rent reviews.

**Business Rates:**

The units will be assessed for rating purposes upon completion.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at the Local Council.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

**Service Charge:**

A nominal service charge may be payable. Further details on request.

**EPC:**

Energy Performance Asset Rating - sh

**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 2020

Subject to Contract

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