

HIGH STREET PROPERTY / CLASS A3

Unit B5, Left Bank Spinningfields, Manchester



**barkerproudlove**  
retail property consultants

**Rent: On application**

**Area**

2,512 Sq ft / 233 Sq M

**TO  
LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Andrew McGuinness**

**Mob: 07769 641622**

**Email: [andrew@barkerproudlove.co.uk](mailto:andrew@barkerproudlove.co.uk)**

**Location:**

The unit is located within Left Bank, Spinningfields, which is home to over 4.6 million sq ft of mixed use commercial space, with over 165 businesses now located here and annual visitors in excess of 5.5 million.

There are numerous F&B operators in proximity to the subject unit including Dockyard, Beastro, Scene, The Range, The Refinery, Benugo and Itsu.

**Accommodation:**

The unit comprises ground floor space which are part fitted with a store room, kitchen and a DDA compliant customer toilet. The unit also benefits from double height glazed frontages to both the front and rear, with external seating areas. There is a mezzanine which comprises male and female toilets, store rooms, an office and staff room.

As the adjacent Unit B6, former GBK, is vacant, it can be combined to provide ground floor of 4,500 sq.ft., mezzanine of 1,894 sq.ft. with a 90ft long external terrace by way of new lease.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2512	233.37
Mezzanine	994	92.35

**Rent:**

The rent passing is £90,000 per annum exclusive

**Tenure:**

The current lease, dated 25 October 2011, is available by way of assignment or a sub-lease. The lease expiry date is 24 March 2032.

**Business Rates:**

The unit has a 2017 rateable value assessment of £34,750.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**EPC:**

Energy Performance Asset Rating - C

**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

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

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. February 2020