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# TO LET

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Manchester Oxford Road Station, Oxford Road Station Approach,  
Manchester M1 6EU

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## Commercial Opportunity

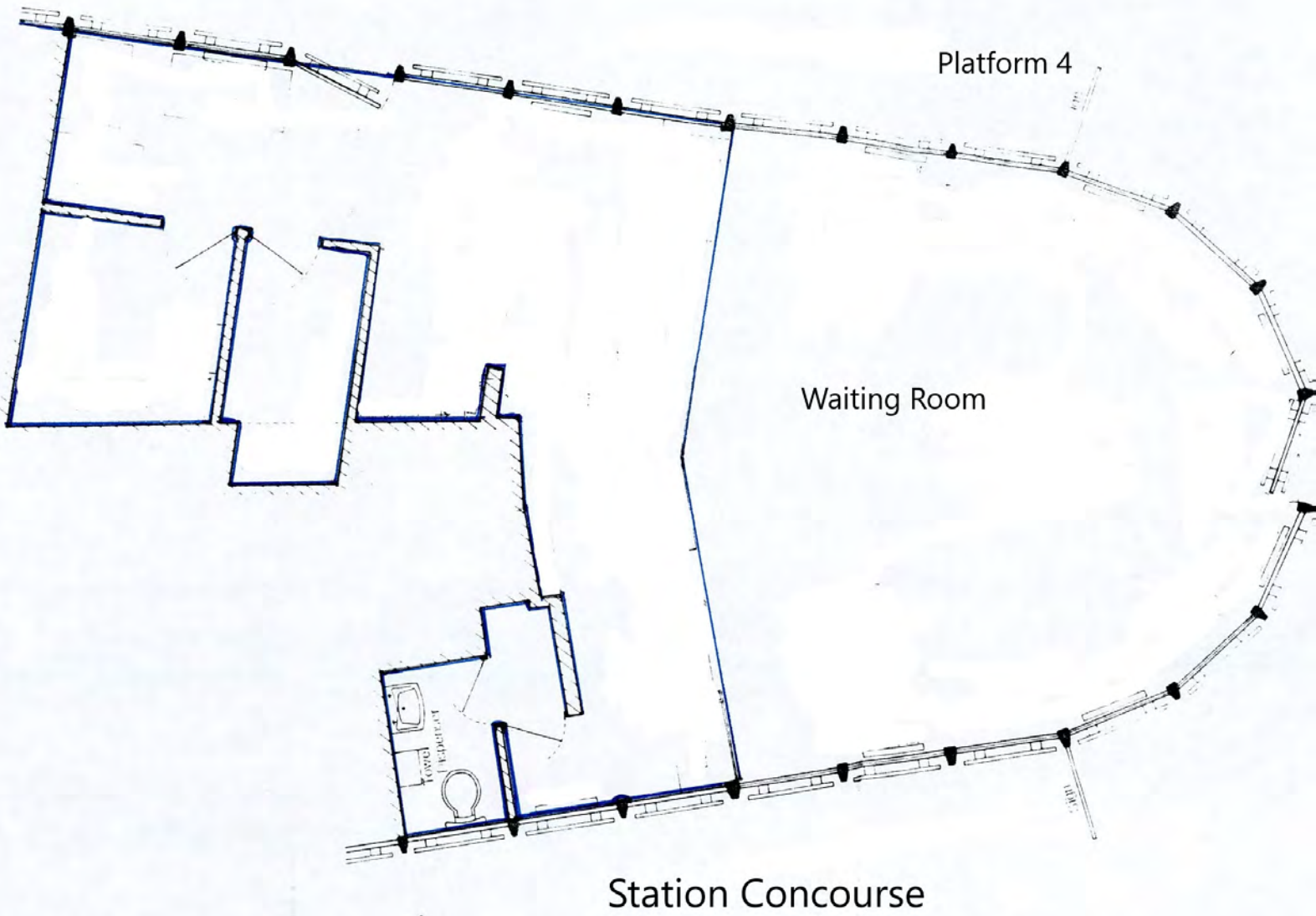
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699 Sq Ft  
(65 Sq M)

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- ✓ Suitable for high quality catering/retailing
- ✓ Prominent position on platform 4
- ✓ Utility connections available
- ✓ Grade II Listed Station
- ✓ 30 minutes from Manchester Airport
- ✓ 10 minute walk from Manchester City Centre





## DESCRIPTION

On behalf on Northern, an opportunity exists for a catering outlet (formerly traded as a cafe) on Platform 4.

The opportunity is situated train side of the ticket barriers adjacent the ticket hall and in close proximity to the stairs which leads to platforms 1, 2 & 3.

Proposals are invited by interested parties to improve the look and feel of the waiting room to align with their brand image, provided the minimum number of seats available remains for waiting passengers.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
<b>Total</b>	<b>699</b>	<b>65</b>

## LOCATION

Manchester Oxford Road Station is the second busiest station in Manchester City Centre.

Located close to the commercial heart of Manchester, off Oxford Road, with regular train services to destinations throughout the North and Wales.

The station has an annual passenger footfall figure in excess of 4,555,489.

## SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

## INSURANCE

The insurance charge will be the equivalent of 2.5% of the annual rent.



## LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £36,009

Typical Occupation: Professionals

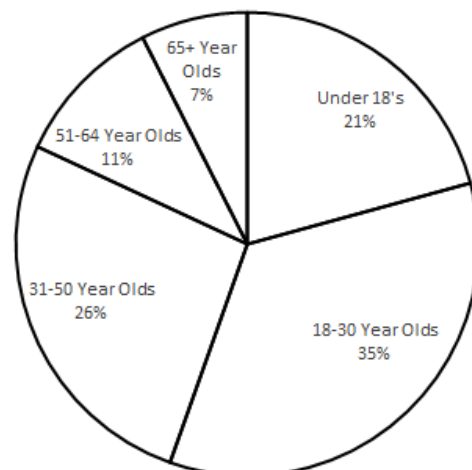
Households with no car: 49.57%

Level 4 Qualifications or above: 30.08%

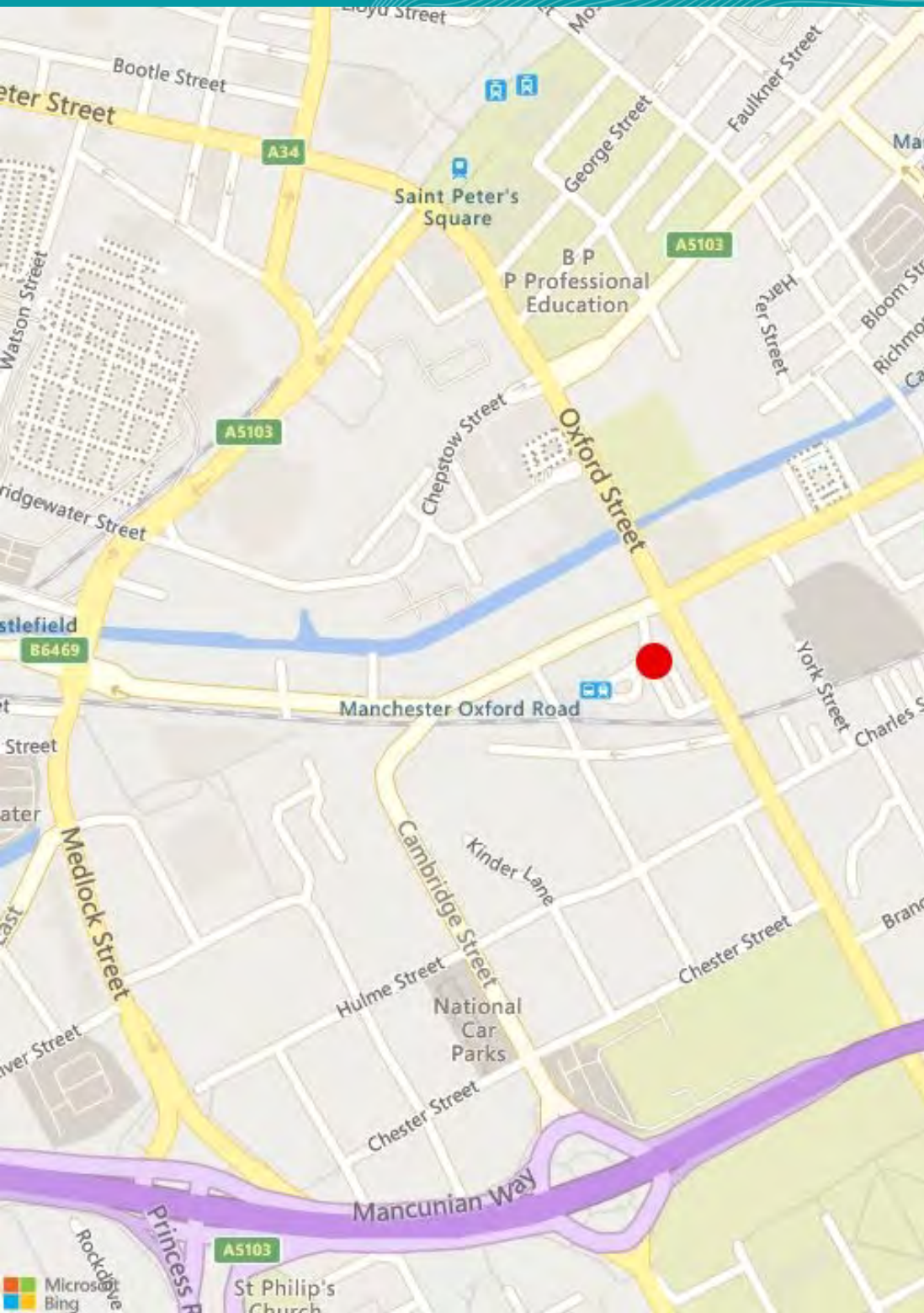
## NEARBY ATTRACTIONS

- PT** Palace Theatre
- CC** Manchester Conference Centre
- MU** Manchester Metropolitan University
- MM** Manchester Museum

Total Population : 460,076







## TERMS

An effective internal repairing & insuring lease that will be contracted out of the Security of Tenure provisions afforded by the Landlord & Tenant Act 1954 is offered for a term to be agreed.

## RENT

The Landlord is inviting interested parties to put forward a rental offer based on % of turnover subject to a Minimum Guaranteed Rent.

## BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## EPC

The property has an EPC rating of D (82).

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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## Letting FAQ's

- **Lease Length**  
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**  
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**  
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**  
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**  
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**  
Northern Trains Limited
- **What is the service charge and insurance?**  
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**  
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**  
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.