



218a
Upper Brook Street
Manchester
M13 9LY

**675
SQ.FT**



- Self contained first & second floor office
- Ground floor entrance doorway
- Four private offices with kitchen and toilets
- Located next to Manchester Royal Infirmary
- Close to 1,172 space Grafton St. NHS car park
- Low RV: £5,000 - 100% SBRR - Nil payable rates
- Suitable for office and alternative occupiers
- In house Lease agreement - no legal costs

Location

The property is located fronting Upper Brook Street in Manchester adjacent to Manchester Royal Infirmary and close to the 1,172 space Grafton Street NHS car park.

- Manchester centre: 2 miles.
- M60 Motorway: 5 miles.
- Stockport: 6 miles.



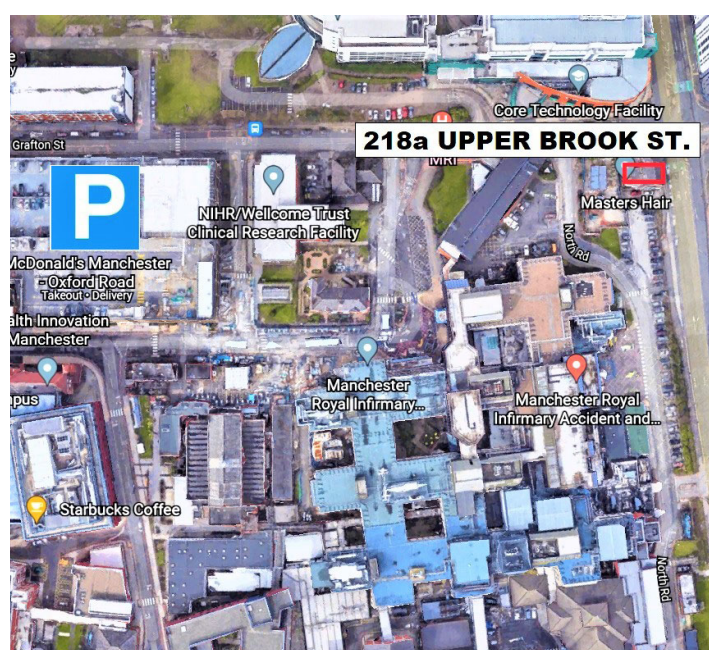
Description/Accommodation

The property occupies the first and second floors of a three storey mixed use building of traditional construction with brickwork elevations under a pitched slate roof.

The office is accessed via a ground floor entrance door fronting Upper Brook Street.

First floor: 365 Sq.ft comprising:-
Front office: 205 Sq.ft - 14'1" x 14'6".
Rear office: 107 Sq.ft - 11'11" x 9'0".
Kitchen: 53 Sq.ft overall.

Second floor: 310 Sq.ft
Front office: 204 Sq.ft - 14'5" x 14'2".
Rear office: 106 Sq.ft - 11'9" x 9'1".



Rateable Value

Rateable value: £5,000.

Small Business Rates Multiplier 2021/22 49.9p.

100% SBRR AVAILABLE - NIL PAYABLE RATES.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 2 year term.

Rent

£14,000 per annum exclusive.

£1,166.66 per calendar month.

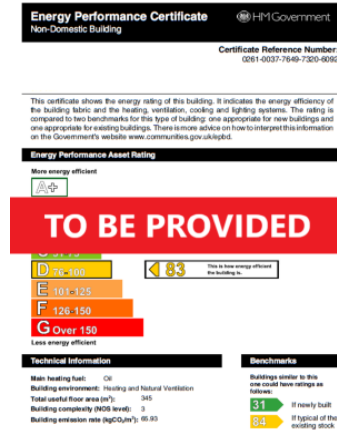
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Landlord will produce a Lease in house with no associated legal costs payable.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JULY 2021.