

Lower Ground Floor

48 Princess Street
Manchester
M1 6HR

**3,000
SQ.FT**

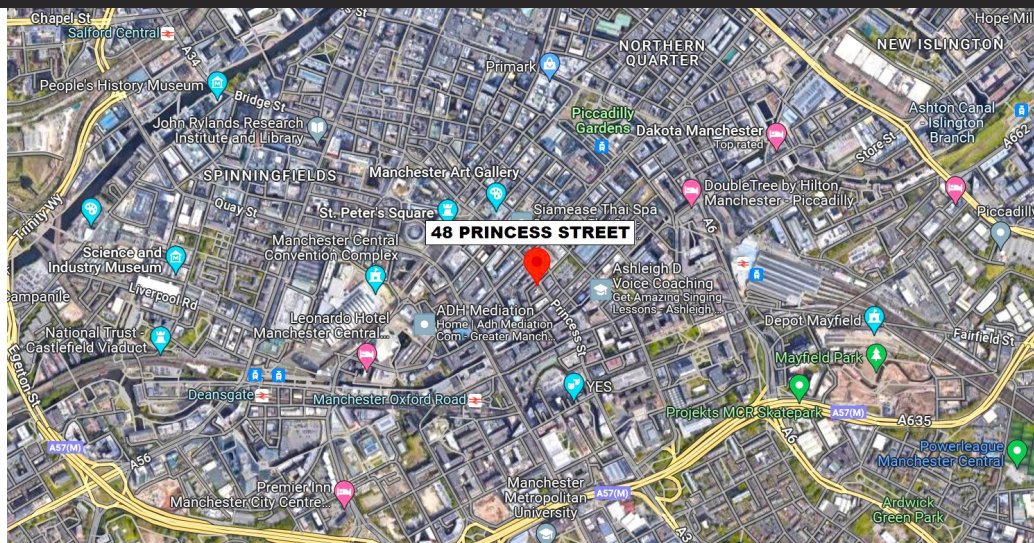


- Manchester City centre retail/office premises
- Lower ground floor with private entrance
- Planning granted for retail (E use) 11/10/2022
- Planning Reference: 134521/FO/2022
- Suitable for operators within E use class
- Close to Canal Street & Manchester Piccadilly
- Opposite Sackville Street 119 space car park
- Food & drink uses considered STPP

Location

The property is located fronting Princess Street in Manchester City centre with private access available off Harter Street. The property is a short walk to Manchester Piccadilly and the Manchester Arndale Centre.

- M60: 8 miles.
- Manchester Piccadilly: 0.5 miles.
- MetroLink: 0.5 miles.



Description/Accommodation

The property forms part of the Grade II listed Transact House which includes 48-50 Princess Street, Manchester (Historic England Official List Ref: 1247386) with access to the lower ground floor off Harter Street. The lower ground floor provides a mix of open plan areas with store rooms, kitchen facilities, male and female toilets and the property benefits from ventilation system throughout.

Main room: 985 Sq.ft overall.

Store/office: 201 Sq.ft.

Side room: 642 Sq.ft with kitchen facilities and access to female toilet.

Store/office: 229 Sq.ft.

Store/office: 123 Sq.ft.

Corridor: 84 Sq.ft.

Stores: 290 Sq.ft.

Foyer: 47 Sq.ft.

Gents toilets: 402 Sq.ft.

Rateable Value

Rateable value: £34,500.

Small Business Rates Multiplier 2023/254: 51.2p.

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 3 year term.

Rent

£40,000 per annum exclusive.

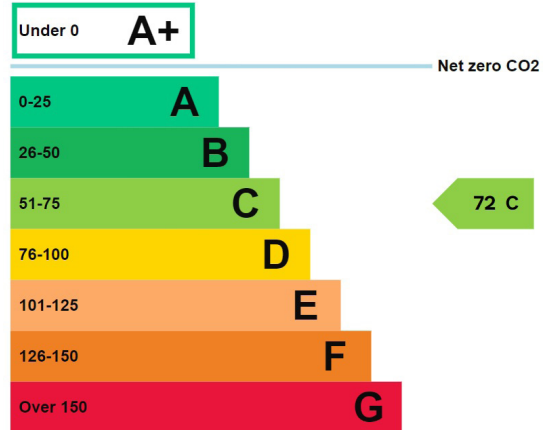
VAT

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. Estimated £150/month.

EPC Rating



Utilities

Mains services are available including gas, electricity, water and drainage. Tenant to pay own electric direct.

Building Insurance

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

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

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. October 2023.