

TO LET

**First floor offices
38 sq m (410 sq ft) net**



First Floor, James Binney House, 52 Cross Street, Manchester M2 7AR

- 3 rooms
- Excellent City Centre location above Mr Thomas's Chop House
- Grade II Listed Building
- No business rates payable to qualifying businesses

First Floor, James Binney House, 52 Cross Street, Manchester

Description and Location

The property comprises a first floor office, forming part of a Grade II Listed landmark building on Cross Street in the heart of Manchester City Centre, a short distance from Market Street and St Ann's Square.

It is accessed directly from Cross Street via a communal hallway and staircase serving three separate offices with shared toilet facilities, located above the famous Mr Thomas's Chop House.

Accommodation

Ground floor

Communal entrance hallway and staircases to third floor

First floor

Office 410 sq ft

Kitchenette

Third floor

Communal male and female toilets

Rateable Value

The property has a Rateable Value of £3,800

Terms

The property is offered to let by way of a new effective full repairing and insuring lease at a rent of **£8,500 per annum plus VAT**. This figure is inclusive of the service charge for Landlords buildings insurance, cleaning of common areas etc.

Electricity costs are charged separately.

Viewing

By appointment with this office on 0161 737 0111 contact Debbie McGroarty dm@longdencook.com

Date: 27st January 2023 - Ref: 18/A129

Longden and Cook Real Estate Ltd
Victoria Buildings
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