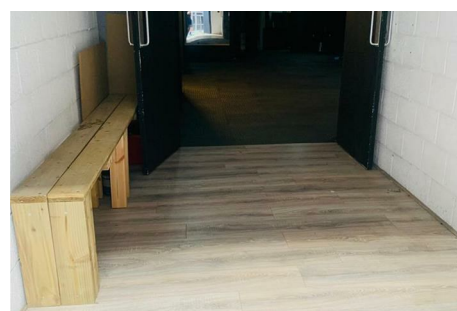


# Park Lane

Your Local Estate Agent

Residential & Commercial Property



14-16 Whitworth Street  
, Manchester, M1 3BS

**\*AVAILABLE NOW\*** Unique basement premises located on Whitworth Street, suitable for a variety of uses and have previously been home to a dance studio and filming/podcast studio. The property can be accessed either via Lilly Nail & Beauty or via Q Park Piccadilly Place. Located a short walk from Piccadilly Train Station, the premises are perfectly positioned for access to a wealth of amenities including Sackville Gardens, Piccadilly Gardens and the restaurants, bars and nightclubs the area is famous for. Business rates do not apply to this property, however, a service charge of around £3,500.00 Per Annum will be applicable. A variety of lease options are available for these premises. Contact us now to arrange your viewing!

**£1,500 Per Calendar Month**

# 14-16 Whitworth Street , Manchester, M1 3BS

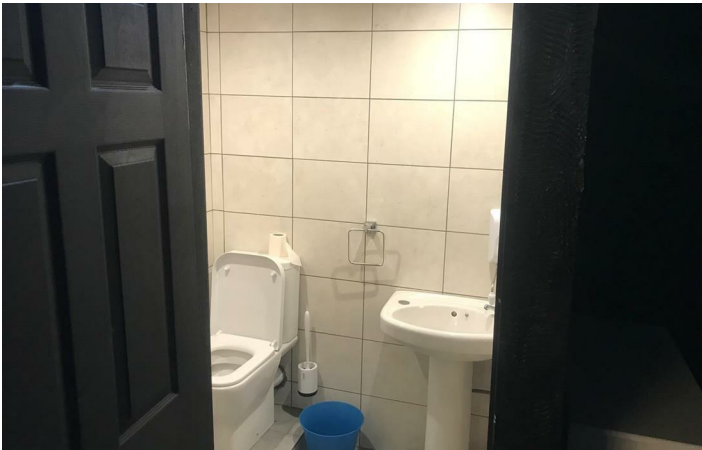
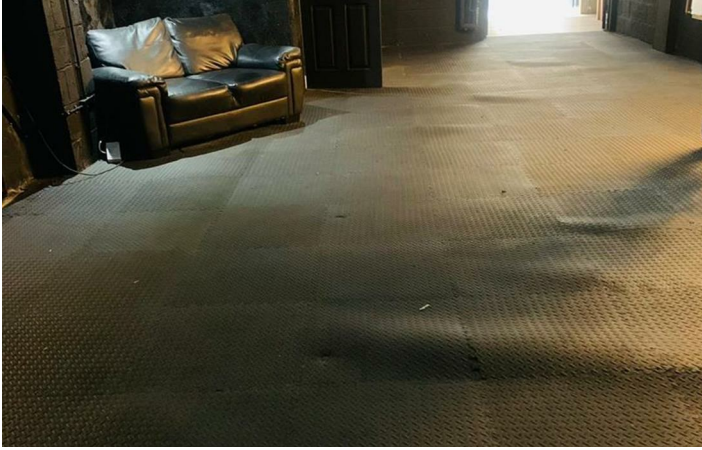


- AVAILABLE NOW
- ACCESS TO PREMISES VIA EITHER LILLY NAIL & BEAUTY OR Q PARK PICCADILLY PLACE ENTRANCE
- BASEMENT PREMISES SUITABLE FOR A VARIETY OF USES INCLUDING STORAGE
- VARIETY OF LEASE OPTIONS AVAILABLE
- FORMER DANCE STUDIO AND FILMING/PODCAST STUDIO
- CONTACT US NOW TO ARRANGE YOUR VIEWING



[Directions](#)





# Floor Plan

GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



BASEMENT COMMERCIAL/STUDIO SPACE

TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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