



**WOW! SPACIOUS 1300 SQFT FIRST FLOOR COMMERCIAL SPACE MILL CONVERSION IN MANCHESTER CITY CENTRE NOT TO BE MISSED!!!**

**20-22 Mary Street**

Manchester, M3 1DZ

● Manchester City Centre

Office

**TO LET**

**1,300 sq ft**

(120.77 sq m)

Where your business belongs

# 20-22 Mary Street, Manchester, M3 1DZ

## Summary

<b>Available Size</b>	1,300 sq ft
<b>Rent</b>	£1,750 per month Utility Bill are included in the asking rent
<b>Business Rates</b>	Small business rate relief. You can obtain small business rate relief if: your property's rateable value is less than £15,000 and business only uses one property - you may still be able to get relief if you use more. Contact your local council to apply for small business rate relief. You will not pay business rates on a property with a rateable value of £12,000 or less..
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

Pearson Ferrier are delighted to present to the market this superb 1300 Sq ft, first floor commercial space located in this beautiful mill conversion, located on the outskirts of Manchester City Centre.

THIS PROPERTY IS NOT BE MISSED!!!

The property is accessed by a street level door, this opens onto a stairway which leads to the staff dining area, located just off this is the large showroom/office space that could be used for a number of uses such as, art studio, gym, dance, office space storage etc etc. The property also has a separate office, kitchen and WCs. For more information or to arrange a viewing please contact the office.

## Location

Located on Mary Street in Manchester City only a few minutes walk from the Manchester Area, Victoria Station and all the facilities Manchester City centre has to offer.

Manchester is the commercial, financial, educational and cultural capital of the north and is home to the UK's strongest economic centre's outside London and the South East.

## VAT

We understand the property is not liable for Vat.



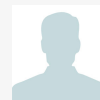
## Viewing & Further Information



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