

TO LET/MAY SELL



**REBS CORNER
2-4 LOOM STREET
ANCOATS, MANCHESTER
M4 6FG**

- In the heart of Ancoats, a stone's throw from Cutting Room Square where occupiers include Rudy's Pizza, The Counter House & Canto.
- Self-contained with accommodation over three-floors
- A short walk to Manchester City Centre

LOCATION

The property is situated on Loom Street at its junction with Cotton Street in Ancoats. Ancoats is a rapidly improving area of redevelopment within close proximity to Manchester City Centre. Many apartment and office schemes have already been completed and there are several currently underway in the immediate location.

Cutting Room Square is within 80 yards of the subject Property, being home to various popular bars and restaurants including Rudy's, Seven Brothers Beerhouse, The Counter House and Canto. All City Centre shops, bars, restaurants and transport links are within easy walking distance.

DESCRIPTION

The property comprises a self-contained, corner plot office building constructed of brick elevations with a timber and composite clad 2nd floor.

Internally the property provides office accommodation which is split over three floors which are largely open plan in layout and incorporate carpeted flooring, CAT 2 strip lighting, painted walls with perimeter trunking and glazed meeting rooms on each floor. Kitchen and WC facilities are accessible on the ground floor.

ACCOMMODATION

We have measured the property on a Net Internal Area basis in accordance with the RICS Property Measurement (2nd Edition) as follows:-

Ground Floor	510 sq ft
First Floor	596 sq ft
Second Floor	682 sq ft

TOTAL **1,788 sq ft**

TENURE

Long Leasehold for a term of 999 years from 3rd April 2014.



LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of **£29,500 per annum exclusive**.

Available from August 2024.

PURCHASE PRICE

Offers in the region of **£500,000** for the Long Leasehold interest.

EPC

Available on request.

BUSINESS RATES

Each floor is separately rated and therefore, the property will need to be reassessed for a single occupier. WT Gunson can provide the current ratings upon request. Any further enquiries should be made directly to the local authorities.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:-
W T Gunson

Matt Styles matthew.styles@wtgunson.co.uk

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