

TO LET



**PROMINENT RETAIL PREMISES – CLOSE TO MRI
& UNIVERSITY BUILDINGS**

76.52m² (824ft²)

**Unit 4
403-419 Oxford Road
Manchester
M13 9WG**

- Fronting the busy Oxford Road corridor, adjacent to Manchester Royal Infirmary
- Adjacent occupiers include Subway, McDonalds and the Turing Tap

LOCATION

The premises fronts Oxford Road, close to some Manchester University buildings and the Manchester Royal Infirmary. The surrounding area is particularly popular with students.

DESCRIPTION

The property comprises a retail/leisure unit which was formerly occupied by Dominos Pizza, and has since been stripped back to shell condition. A gas supply and three phase electricity supply are still in situ, along with the glazed shop front.

ACCOMMODATION

We have measured the property to Net Internal Area in accordance with RICS Property Measurement (2nd Edition):

NIA: 824ft² / 76.52m²

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an annual rent of **£30,000 per annum**.

BUSINESS RATES

The rateable value is currently £20,000 and therefore the rates payable will be £9,980 per annum (49.9p/£). Interested parties are advised to confirm this with the local authority.

SERVICE CHARGE

A service charge will be levied to cover the cost of the maintenance of the common parts of the building. The service charge is currently budgeted at £(TBC) (plus VAT) and buildings insurance at £(TBC) pa (plus VAT).

CODE FOR LEASING BUSINESS PREMISES

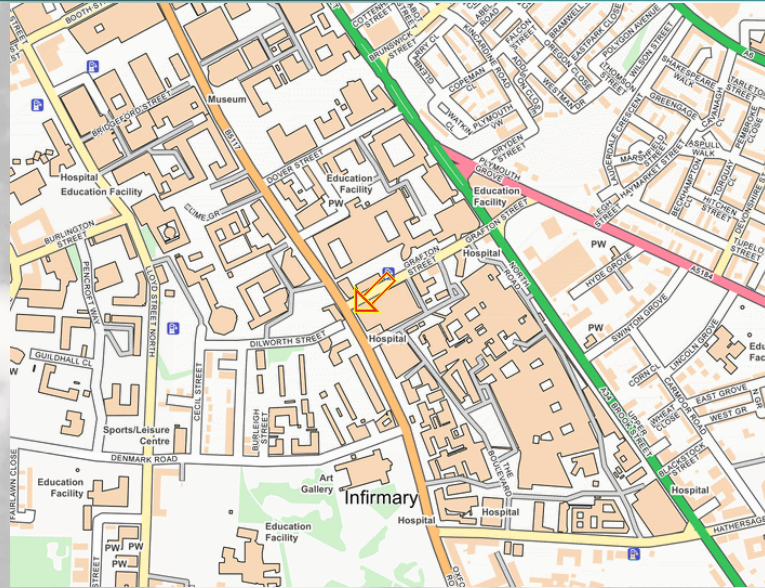
Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

EPC

The unit has an EPC rating of 'C' and is available on request.

VAT

We understand that the rent will be subject to VAT at the prevailing rate.



VIEWING

By appointment with the sole agents:

WT Gunson

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