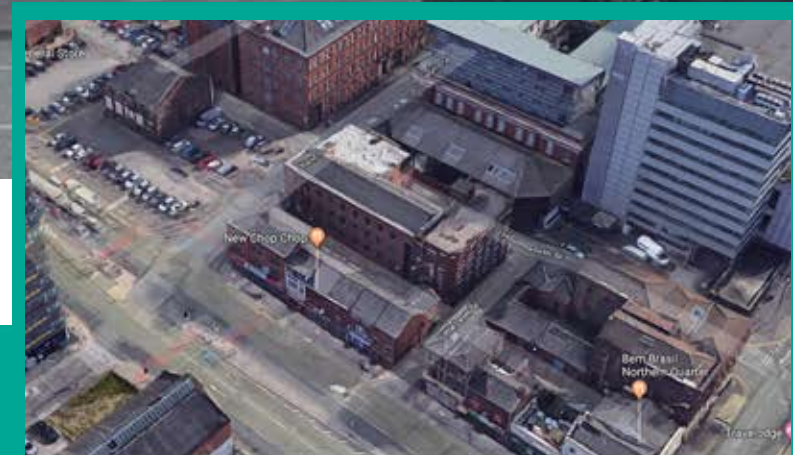




48 GREAT ANCOATS STREET | MANCHESTER | M3 3EJ



405 sq ft (38 sq m)



ROAD FRONTED COMMERCIAL/OFFICE PREMISES

CLOSE TO CBD & PICCADILLY STATION

TO LET

DESCRIPTION

The property comprises the ground floor of number 48 Great Ancoats Street which is a middle of terrace two storey commercial and residential property fronting onto the main road.

The unit is a self-contained 'lock up' type set up and provides an open plan commercial/work/office area together with kitchen and WC at the rear. The fit out is modern with carpeting, central heating and good standard of décor.

LOCATION

The property is very well located along the A655 Great Ancoats Street in an area which is rapidly evolving for both residential and commercial occupiers.

Refer to map

SERVICES

We understand that all mains services are available.

FLOOR AREAS

The floor area extends to 405 sq ft.

ENERGY PERFORMANCE CERTIFICATE

Available on request

PLANNING

The property is currently in use for commercial purposes but is considered to have alternative use potential; subject to appropriate consents.

All interested parties are to rely on their own enquiries in this regard.

RATES

The property has a Rateable Value of £5,500 in the current Rating List. Therefore, we estimate that **NO RATES WILL BE PAYABLE** as this property qualifies for Small Business Rating Relief. Further queries should be directed to the Commercial Rating Team of Man-

TERMS

The property is available under the terms of a new flexible lease arrangement at a rental of £8,000/annum, exclusive.

VIEWING

Please contact the Sole Selling Agents; Haughton Warburton on 0161 839 0080.



HW Property Ltd. conditions under which particulars are issued:
Messrs. Haughton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

