



60A/60B OLDHAM STREET | NORTHERN QUARTER | MANCHESTER | M4 1LE



3,329 sq ft (309 sq m) | 1,826 sq ft Ground Floor & 1,503 sq ft Basement



## QUALITY COMMERCIAL/RETAIL PREMISES

CENTRALLY LOCATED IN THE BUSTLING  
NORTHERN QUARTER DISTRICT

POTENTIAL FOR ALTERNATIVE USES;  
BAR/RESTAURANT/CAFÉ (SUBJECT TO PLANNING IN FULL)

# TO LET

## DESCRIPTION

The property is a substantial middle of terrace commercial/retail unit with accommodation arranged over Ground and Basement floors. At present the unit is occupied by the Toni & Guy Hairdressing Training Academy and provides a very high standard of internal fit out including tiled floors, and quality lighting and fit out.

The Ground Floor has a large open plan area where there is a large display frontage to Oldham Street, fitted sales counter area and some private booths/office areas. The Basement Floor provides good secure open plan storage accommodation.

An internal inspection is highly recommended.

## LOCATION

The property is very well located along Oldham Street centrally located between Manchester Piccadilly Square and the A665 Great Ancoats Street outer ring road in the Northern Quarter of Manchester city centre, a part rapidly evolving as an electric area for both residential and retail, leisure and commercial occupiers.

## SERVICES

We understand that all mains services are available.

## FLOOR AREA

The floor area extends to 3,329 sq ft in total arranged as follows:

Ground Floor	1,826 sq ft
Basement	1,503 sq ft
<b>Total</b>	<b>3,329 sq ft</b>

## EPC

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.

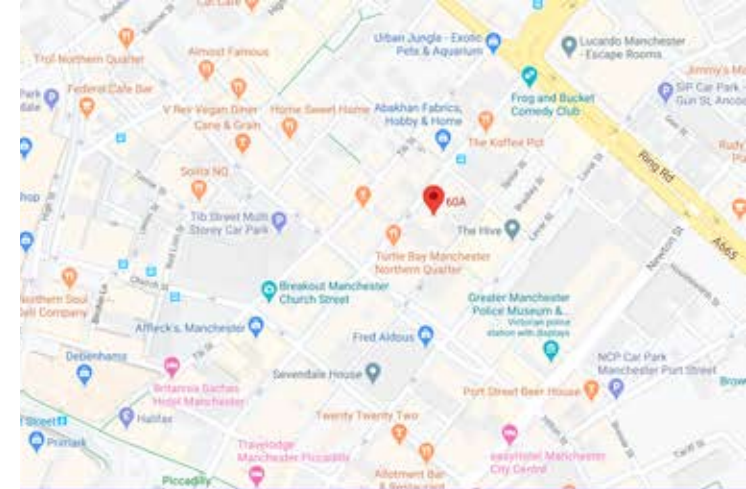
All interested parties are to rely on their own enquiries in this regard.

## TENURE

The property is available under the terms of a new Full Repairing and Insuring lease at a rental of £45,000/annum, exclusive.

## VIEWING

Please contact the Sole Letting Agents; Houghton Warburton on 0161 839 0080.



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