

MANCHESTER

41-43 OLDHAM STREET, NORTHERN
QUARTER

PROMINENT CORNER UNIT TO LET
A3 PLANNING CONSENT

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The premises are located in the Northern Quarter and are situated in a prominent corner position at the junction of Oldham Street and Church Street.

The premises form part of the ground floor of Afflecks Palace; a Manchester institution for independent retailers and one of the principal anchors for the Northern Quarter.

Occupiers in close proximity include Carhartt, Ace and Tate, Cass Art, Cow, Piccadilly Records, Bluebird Tea and a host of bars and restaurants.

Lease Details and Rent

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Rent offers in excess of £95,000pax

Planning

The premises benefit from A3 planning consent. Other uses will be considered.

Accommodation

The premises are arranged on ground floor only and comprise the following Gross Internal Area:

FLOOR AREA	SQ FT	SQ M
Ground Floor GIA	2,820	262

Business Rates

The premises have not yet been assessed for rating purposes as have recently been extended. Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

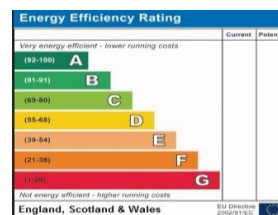
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

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April 2020. Subject to Contract.

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