

MANCHESTER

LEISURE/RETAIL UNIT TO LET

77 Piccadilly, M1 2BU

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The property has frontage onto Piccadilly which is the main pedestrian thoroughfare between Manchester Piccadilly Train Station and Market Street and which benefits from high footfall.

Operators in close proximity include Tesco Express, Cycle Republic, Malmaison, Spar, Greggs and others.

The premises compromise a former gym with changing room facilities and would therefore be suitable for an operator looking to open a gym. It would also be suitable for a number of other uses, subject to planning consent.

Lease Details and Rent

The premises are available by way of an existing effectively full repairing and insuring lease to expire 16th November 2026.

Passing Rent - £63,500 per annum exclusive.

There is a service charge payable. Further information on request.

Accommodation

The building comprises the following approximate net internal floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,322	114

Business Rates

We have been verbally informed by the Local Authority that the property has been assessed for rating purposes as follows:

Rateable Value (2017) £30,384

The firm gives no warranty that these values are accurate and interested parties are advised to verify these figures and possible rights of appeal (Tel: 01782 234 567).

VAT and Costs

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

Subject to Contract

EPC

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All Enquiries

Jonathan Thompson
jt@ltlproperty.com
0161 260 0062

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601 6011

September 2020. Subject to Contract.

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