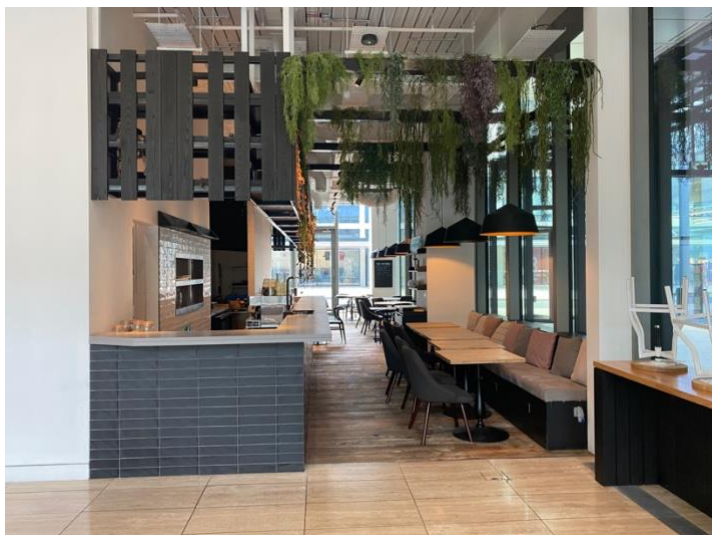


Manchester FITTED COFFEE/DELI UNIT TO LET

No1 Spinningfields, Quay Street, M3 3JE

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The premises are located fronting Quay Street and form part of the reception area of the prestigious No 1 Spinningfields, which provides approximately 350,000 sq ft of grade A offices and 20 Stories rooftop bar.

Directly opposite the premises and accessed via an internal mall is M&S Simply Food. Other operators in close proximity include The Ivy, Manchester Opera House, Everyman Cinemas, Barrys Bootcamp, The Alchemist, Blues Kitchen, Bills and The Lawn Club.

The premises are arranged on the ground floor only and are fully fitted out.

Lease Details and Rent

The property is available by way of a new full repairing and insuring lease, with rent reviews at 5 year intervals for a term to be agreed.

Rent on application

A service charge is available. Further information on request.

Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	877	81.4

Additional seating is available in the main office reception and the internal mall adjacent.

Business Rates

We understand the property is assessed for rates as follows:

Rateable Value (2017) TBC
UBR (2020/21) 49.1P

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.

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

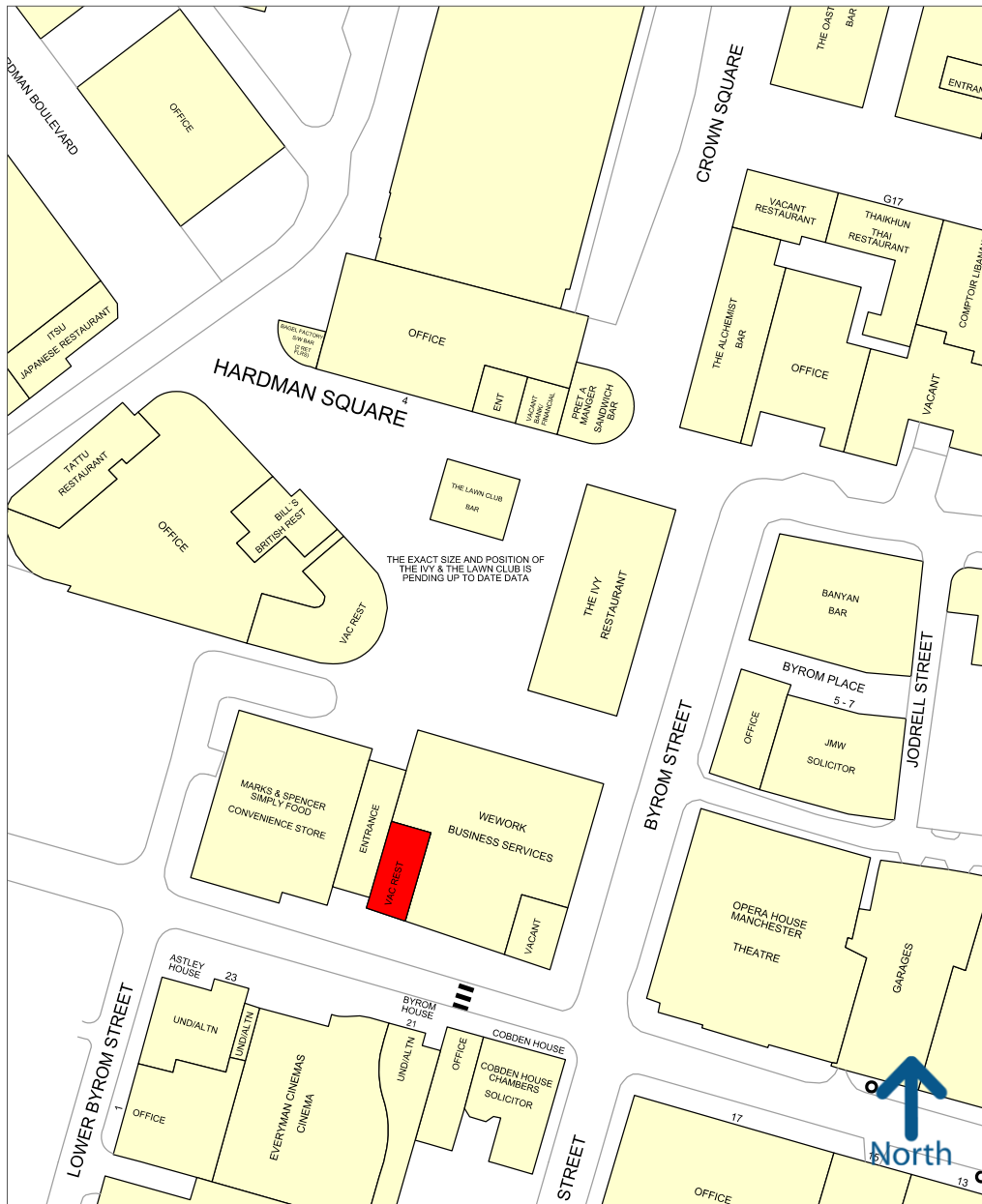
Link to YouTube video walkthrough:
<https://youtu.be/lKnyY91StzQ>

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No 1 Spinningfields, Quay Street, M3 3JE



Manchester Central



50 metres

Experian Goad Plan Created: 13/07/2021
Created By: LTL Property Consultants Limited



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July 2021. Subject to Contract.

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