

MANCHESTER

Chatham Mill (West Wing),
Chester Street, M1 5GE

LEISURE / COMMERCIAL UNIT TO LET

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The West Wing forms part of the listed Chatham Mill, which is located at the corner of Chester Street and Lower Chatham Street, a short distance from Oxford Road and Circle Square close to the MMU campus with a number of bars, restaurants including **Zouk**, **Nandos** and **Etc Mehmet**, along with other amenities nearby.

The premises are currently in shell condition but have the potential to be converted to a variety of leisure or other commercial uses, subject to planning permission

Lease Details and Rent

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

Rent On Application

Virtual Tour

<https://youtu.be/wNyd3yRqn8s>

Accommodation

The premises comprise ground floor and first floor accommodation (first floor is not currently accessible but understood to be approx 1,500 sq ft and to be confirmed).

FLOOR AREA (Approx)	SQ FT	SQ M
Ground Floor	3,500	325
First Floor	TBC	TBC

Business Rates

Rateable Value (2023) £15,000 (Ground floor).

Interested parties are advised to make their own enquiries with the Local Authority.

VAT and Costs

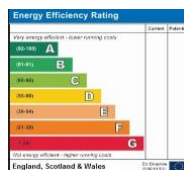
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

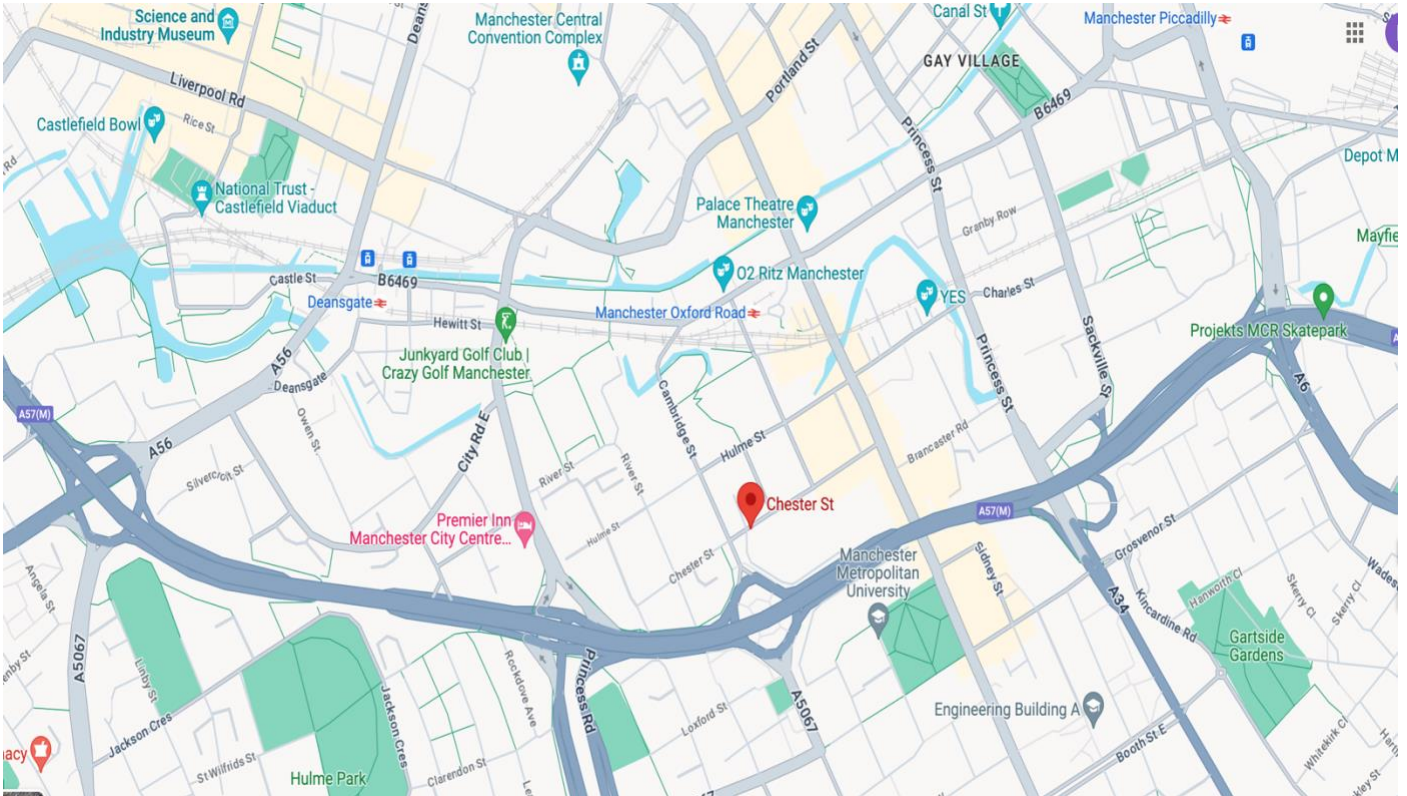
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COMMERCIAL/LEISURE UNIT TO LET

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November 2023. Subject to Contract.

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