

**7-9 SWAN STREET  
MANCHESTER  
M4 5JJ**

**DANIEL  
HARRIS**   
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**PROMINENT  
SHOP UNIT  
TO LET**

- **PROMINENT CORNER BUILDING**
- **MAIN ROAD LOCATION**
- **GROUND FLOOR & BASEMENT**
- **SUIT VARIETY OF USES**



**Location**

The building is located on the corner of Swan Street and Tib Street, close to both Oldham Street and Oldham Road. It is with 0.5m of Victoria Transport Interchange, Piccadilly Gardens, the AO Arena and the Arndale Centre and within 1 miles of Piccadilly Station with a number of car parks close by. The Mackie Mayor Market, Band on the Wall and the shops, restaurants and coffee-shops of the Northern Quarter are all within the immediate area.

**Description**

The premises comprise a ground floor sales area with basement sales and storage accommodation. The unit has 2 sets of stairs between ground floor and basement and the windows are fully protected by electric shuttering.

## 7-9 SWAN STREET

### Lease

The property is to be offered on the basis of a new lease for a term to be agreed on full repairing and insuring terms (by way of service charge).

### Legals

Each party to bear their own legal fees incurred in this transaction.

### Accommodation

Floor	Sq Ft	Sq m
Basement	1,327	123.28
Ground	1,551	144.09
Total	2,878	267.37

### Planning

The premises currently have Class E consent.

### Alcohol

The sale of alcohol on or off the premises WILL NOT be permitted.

## COSTS

### RENT

**£55,000 per annum**  
Exclusive of VAT

### SERVICE CHARGE

**Further Information on Enquiry**

### RATEABLE VALUE

**£24,500**

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

### VAT

**VAT IS NOT PAYABLE ON RENT**

### EPC

**EPC RATING: C**

## VIEWING

By appointment with appointed agent:



Daniel Harris

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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.