

Unit A



Unit B



## Units A and B The Glassworks, 1-3 Back Turner Street, Manchester, M4 1FR

- Unit A - 89.1sqm (959sqft) at ground floor
- Unit B - 61sqm (657sqft) at ground floor
- Located within a prominent location within Manchester's popular Northern Quarter
- Nearby occupiers include: Co-op Food, Federal, High Street Tavern, Shack Bar and Grill, Purezza Manchester

## LOCATION

The Glassworks is an exciting commercial development located prominently on back Turner Street in Manchester's historic and cultural hotspot of the Northern Quarter.

The development is excellently located adjacent to the busy Arndale Shopping Centre, Manchester Printworks and is popular with retailers and food and beverage operators alike. Shudehill tram stop and bus station is also a short distance from the property contributing further to the strong pedestrian footfall in the area.

Just a few of the national and established operators within the immediate vicinity include Co-op Food, Federal, High Street Tavern, Shack Bar and Grill and Purezza.

## ACCOMMODATION

The premises are arranged ground floor comprising the following approximate areas:

Floor	SQ M	SQ FT
Unit A: Ground Floor	89.1	959
Unit B: Ground Floor	61	657

## QUOTING RENT

Upon application.

## BUSINESS RATES

Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## EPC

Energy Performance Certificate Rating available on request.

## PLANNING

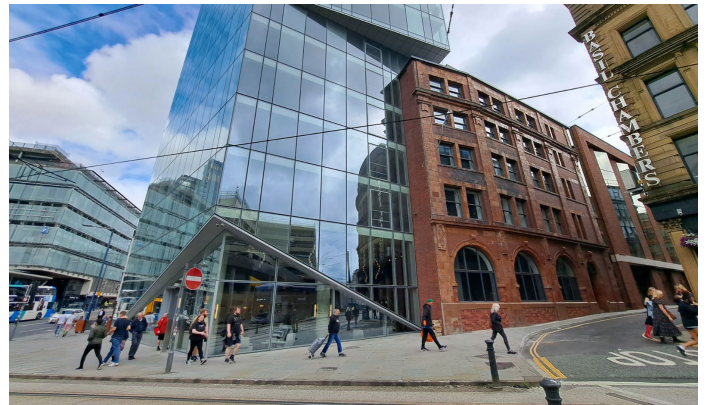
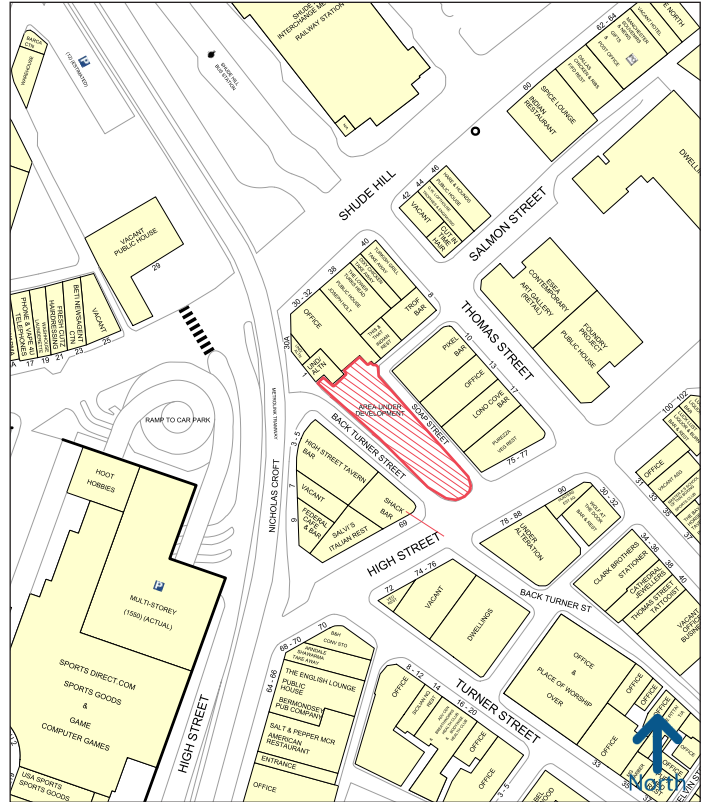
The properties benefit from planning permission for Use Class E.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.



To arrange a viewing please contact:



**Conor Mulloy**

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## IMPORTANT NOTICE

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