

TO LET



LOCK-UP RETAIL UNITS

500 SQFT – 1,012 SQFT

45-47 Quenby Street
Manchester
M15 4HX

- Close to Manchester City Centre and dense residential catchment
- Expected Small Business Rates Relief available
- Rent-free period available (subject to other lease terms)

LOCATION

The property fronts Quenby Street, a predominantly residential location accessed from Chester Road (A56). The property is approximately 1km south-west of Manchester City Centre.

DESCRIPTION

The property comprises two small lock-up retail units within a mixed-use block with residential accommodation above. The specification includes basic manual security shutters to the shop front, internal newer security shutters to the door, suspended fluorescent strip lighting and basic brewstation facilities with running water. The units are currently interconnected but can be leased separately or in combination.

Please note – convenience/grocery store business will not be considered.

ACCOMMODATION

45 Quenby Street	47.59m ²	(512 sq ft)
47 Quenby Street	46.47m ²	(500 sq ft)
Total:	94.06m²	(1,012 sq ft)

LEASE

A new lease on effective fully repairing and insuring terms, at an initial rent as follows:

- 45 Quenby Street: **£6,500pa exclusive**
- 47 Quenby Street: **£6,500pa exclusive**

A rent-free period to assist with tenant fitting out works will be available, on a proportionate basis to the other lease terms and covenant strength.

SERVICE CHARGE

A service charge will be payable only in the event of the Landlord carrying out works to the exterior of the property (to include the roof). The service charge will be capped at £500 per annum for the first 3 years of the lease (subject to review thereafter).

BUILDINGS INSURANCE

We are advised that buildings insurance is currently apportioned at £232.32 per annum, per unit.

BUSINESS RATES

47 Quenby Street currently has a rateable value of £3,900 and therefore Small Business Rates Relief will be available to qualifying occupiers. Interested parties are advised to make their own enquiries with the local authority.

45 Quenby Street is not currently in the rating list and will require a new assessment.



CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

EPC

EPCs will be provided in due course.

VAT

VAT will be applicable.

VIEWING

By appointment with the sole agents, W T Gunson for the attention of Joe Bostock

(joe.bostock@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: May 2023