

# Gifford Dixon

Commercial Property

**TO LET**



**Unit 1 St George's Gardens, Chester Road, Manchester, M15 4UY**

**Ground Floor Commercial Premises**

**84.35 Sq. M (908 Sq. Ft)**

**£30,000 pa**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

NO   
SMOKING



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## LOCATION

The premises is situated in Castlefield on the busy and popular Chester Road leading to Manchester City Centre. St George's Gardens consists of 138 apartments over 11 floors, with retail space to the ground floor serving the large residential population on its doorstep.

The immediate area boasts excellent transport links with Deansgate Railway Stations & tram stop within a 10-minute walk, as well as being just an 8-minute walk to Cornbrook tram stop.

## DESCRIPTION

The available unit is situated at the end of the St George's Gardens apartment block and is a glass fronted ground floor unit with dual access from Chester Road and Spinners Way, with floor to ceiling panelled windows to the side of the building facing Arundel Street and offering fantastic natural light and advertising potential.

The property is provided in an open plan shell condition with solid concrete floor, walls and ceiling offering an ingoing tenant with the perfect opportunity to stamp their own impression onto space in this highly sought after location.

The commercial unit has planning permission and is available for a number of uses including retail, café, restaurant, clinic, PT Studio and office under Use Class E (commercial, business and service) of the Town & Country Planning Order 2020.

A **rent free** period is to be agreed with the ingoing tenant for them to carry out the necessary works.

## TERMS

The premises are available by way of a new 10-year FRI (Full Repairing & Insuring) lease, subject to 5 yearly rent reviews and all other terms to be agreed.

## RENT

£30,000 per annum.

## LEGAL COSTS

Each party are to be responsible for their own costs incurred in this transaction.

## SERVICES

We understand that water is made up and connected to the premises, with electricity made up to the property but in need of meter connection. There is no gas to the premises and drainage will need to be connected by the ingoing tenant to suit their needs.

## BUSINESS RATES

The property is yet to be assessed for business rates.

## ACCOMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

**Ground**

**84.35 Sq. M. (908 Sq. Ft.)**

## SERVICE CHARGE

An annual service charge is levied against the unit by the management company to cover external repair and maintenance, which incorporates buildings insurance. The current years' service charge contribution for this unit is £1,987 + VAT.

## EPC RATING

**B (27)**

## VAT

We understand that VAT is not applicable to the rent on this property.

## CONTACT

**Gifford Dixon**

Commercial Property

**Steven Gifford-Dixon**

steven@gifforddixon.co.uk



Subject to contract 26th February 2024

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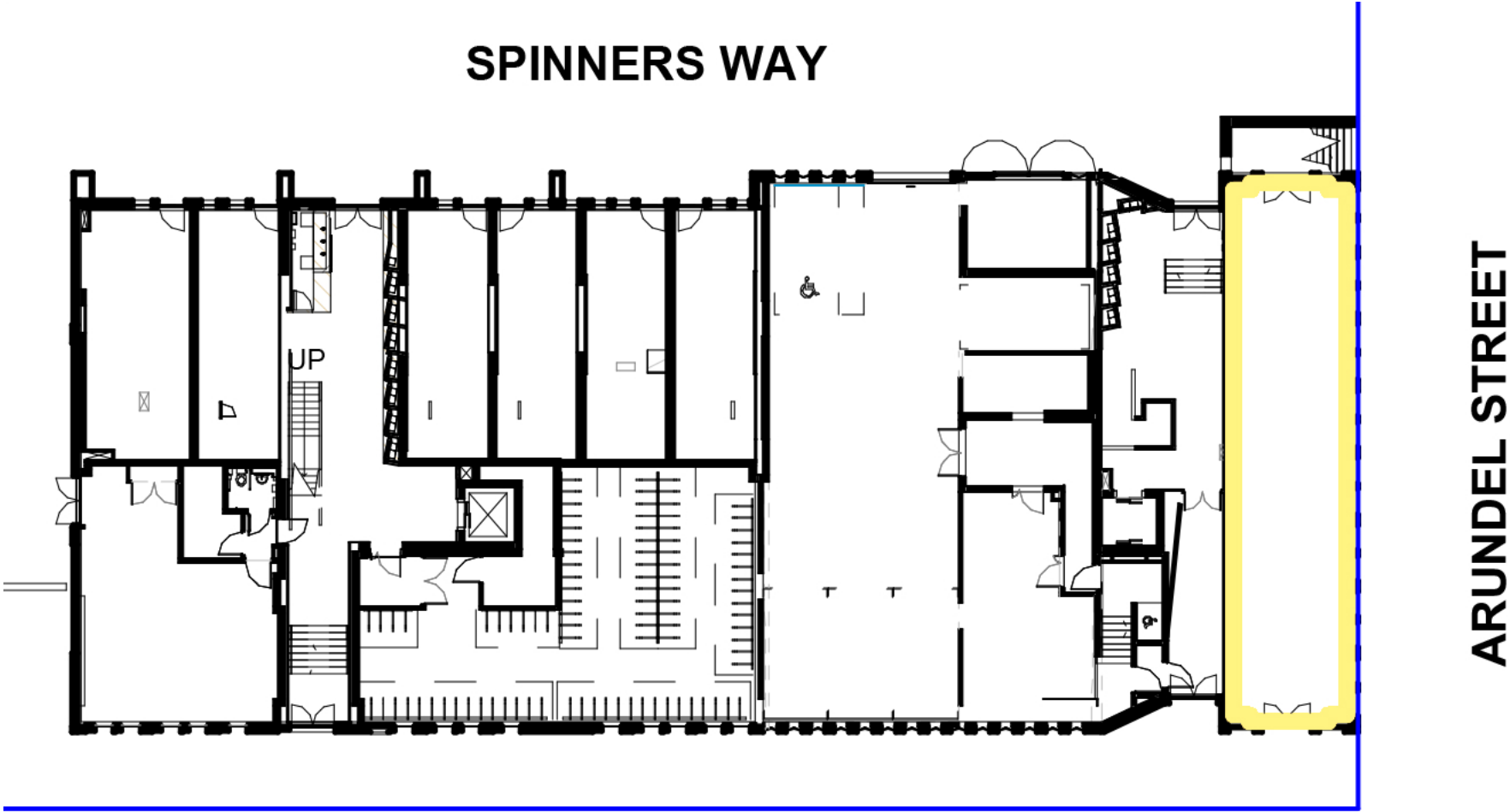
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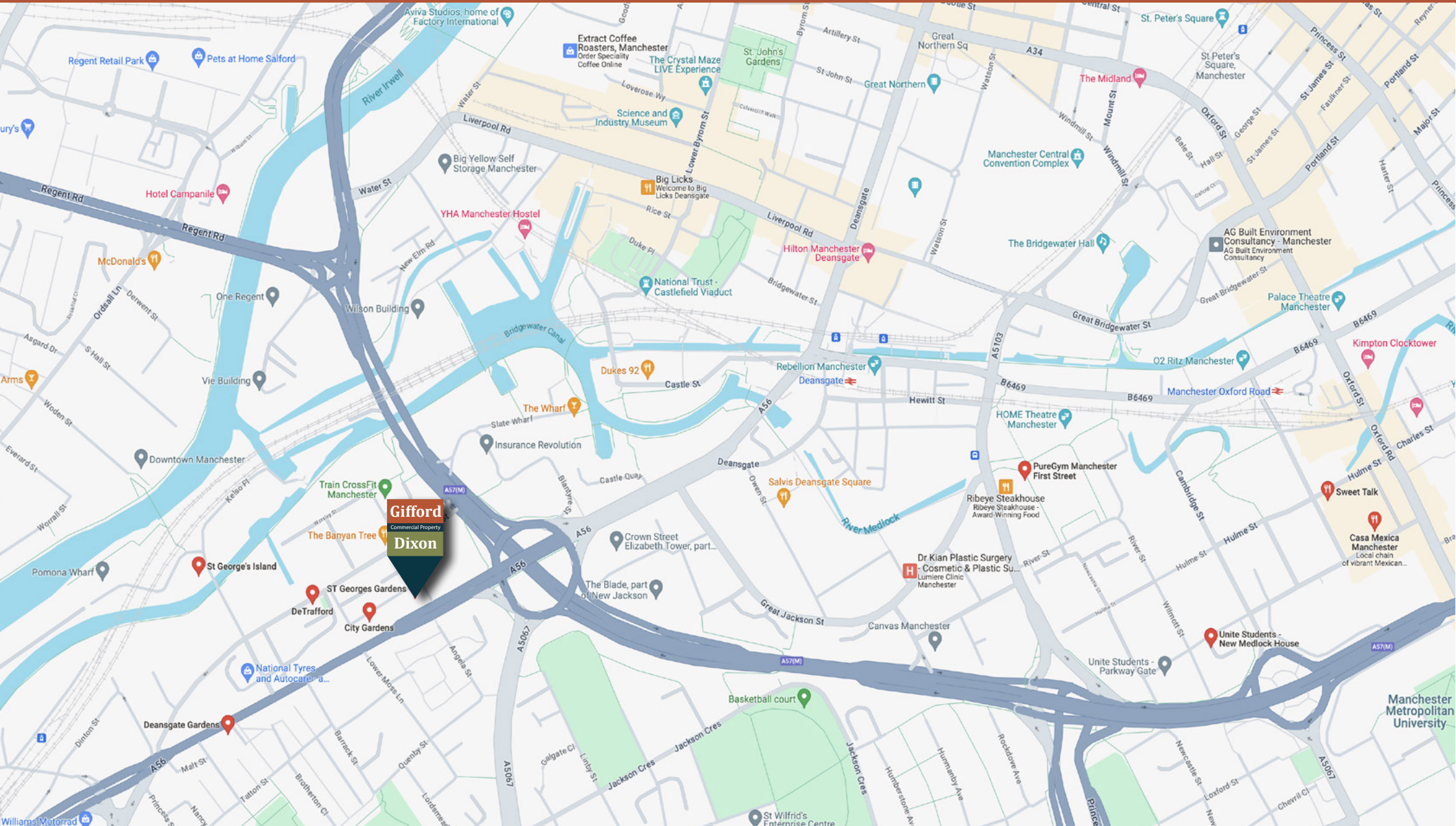
PLAN



CHESTER ROAD

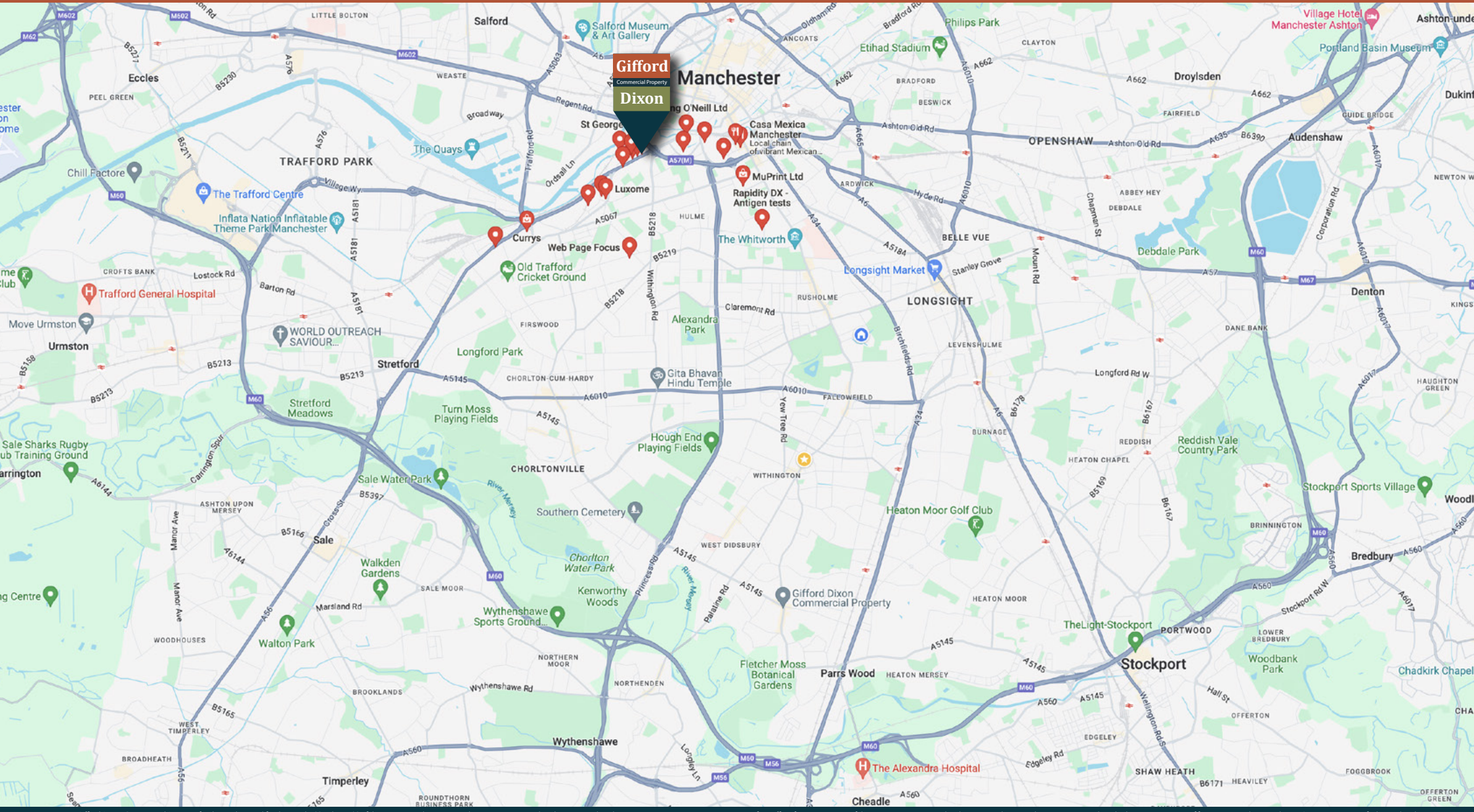
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