

TO LET



GROUND FLOOR RETAIL PREMISES WITH DENSE RESIDENTIAL CATCHMENT

**Unit 2, Bonsall Street,
Hulme, Manchester,
M15 6DR**

- 842ft² / 78.2m²
- Return frontage with security shutters (which are to be re-painted)
- Security alarm
- Likely Small Business Rates Relief

LOCATION

The premises is in Hulme, close to Manchester City Centre. The immediate area is principally residential, of which a significant amount is student accommodation due to proximity with some of the Manchester University and RNCM campuses. There are some other retail premises nearby, the majority of which are occupied by SMEs. Uses include hot food takeaways, convenience store and hair & beauty operators.

DESCRIPTION

The premises comprise a ground floor unit with return frontage, with residential accommodation above. Internally, the premises has a mixture of plastered, exposed brick and exposed block elevations, a predominantly suspended ceiling with flush lighting panels (possible LED) and WC to the rear. The area is subdivided into a principal sales area, an area to the rear with suspended canopy (visible from the sales area), and a separate store room which is separated from the sales area to the side. Manual security shutters are in situ for the entirety of the glazed frontage.

The premises has most recently operated as a launderette and some fittings are still in-situ from this use.

ACCOMMODATION

The property has the following Net Internal Areas:

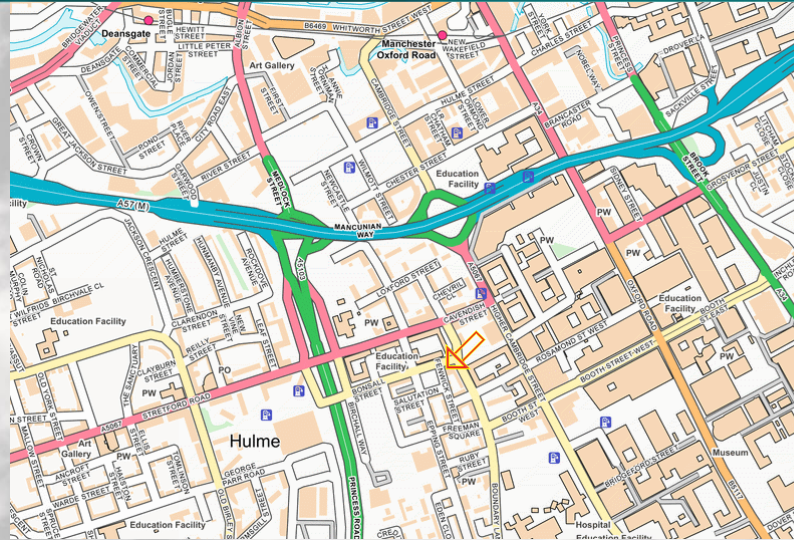
	m ²	ft ²
Ground Floor	78.2	842

LEASE

A new lease on effective full repairing and insuring terms for a term of years to be agreed at an annual rent of **£9,000 per annum exclusive**.

SERVICE CHARGE

The lease will provide for a service charge to be levied for maintenance of common parts. We understand that this is currently budgeted at circa £400.00 per annum, and includes buildings insurance.



VAT

Rents are exclusive of but will be liable for VAT at the prevailing rate.

BUSINESS RATES

The Valuation Office Agency website shows entries for 1 Bonsall Street (808ft²; rateable value £7,000) and 1a Bonsall Street (1,194ft²; rateable value £6,000). It may be that one of these ratings is for the subject, or that a new assessment is required. Interested parties are recommended to make their own enquiries with the local authority.

EPC

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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.

VIEWING

By appointment with the sole agents, **WT Gunson**:

Matthew Styles
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Date of preparation: Sept 2023