

**TO LET**



**PROMINENT RETAIL PREMISES – CLOSE TO MRI &  
UNIVERSITY BUILDINGS**

**76.52m<sup>2</sup> (824ft<sup>2</sup>)**

**Unit 4, 403-419 Oxford Road  
Manchester  
M13 9WG**

- Fronting the busy Oxford Road corridor, adjacent to Manchester Royal Infirmary
- Adjacent occupiers include Subway, McDonalds and the Turing Tap



### LOCATION

The premises fronts Oxford Road, close to some Manchester University buildings and the Manchester Royal Infirmary. The surrounding area is particularly popular with students.

### DESCRIPTION

The property comprises a retail/leisure unit which was formerly occupied by Dominos Pizza, and has since been stripped back to shell condition. A gas supply and three phase electricity supply are still in situ, along with the glazed shop front.

### ACCOMMODATION

We have measured the property to Net Internal Area in accordance with RICS Property Measurement (2<sup>nd</sup> Edition):

NIA: 824ft<sup>2</sup> / 76.52m<sup>2</sup>

### LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an annual rent of **£27,250 per annum**. A rent-free incentive as a contribution to the tenant's fitout will be considered, on a proportionate basis to the covenant strength of the tenant and lease terms proposed.

### BUSINESS RATES

The rateable value is currently £20,000 and therefore the rates payable will be £9,980 per annum (49.9p/£). Interested parties are advised to confirm this with the local authority.

### SERVICE CHARGE

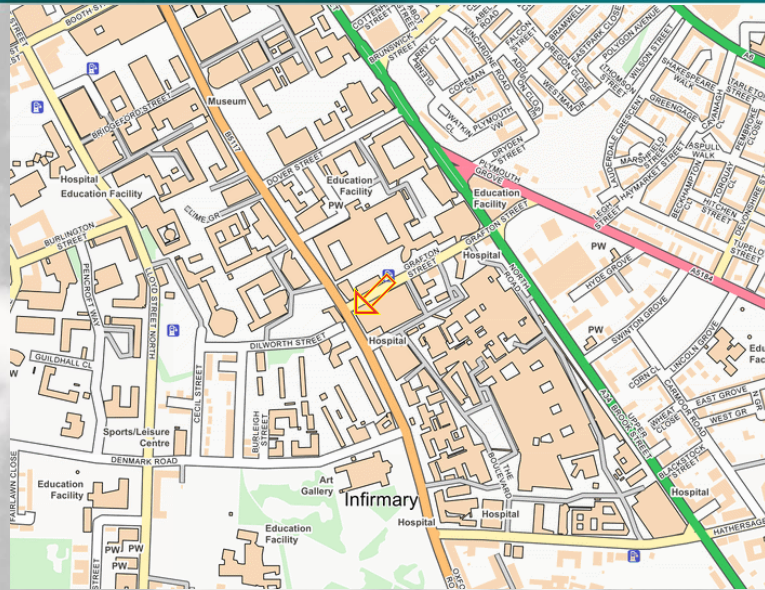
A service charge will be levied to cover the cost of the maintenance of the common parts of the building. The service charge is currently budgeted at £(TBC) (plus VAT) and buildings insurance at £(TBC) pa (plus VAT).

### 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

An EPC will be commissioned.



### VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT.

### VIEWING

By appointment with the sole agents:

**WT Gunson**  
**Neale Sayle**  
[neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

**Josh Hill**  
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