



**42-44 Fountain Street, Manchester
M2 2BE**

£3,542 PCM

Hyde Estates present this ground floor open plan unit located on a prominent corner position fronting Fountain Street and York Street. Approx 122.77m² (1,321 sqft) Suitable for a range of uses (STP).



This ground floor open plan unit, currently trading as a barbers academy who are looking to sublet approximately 40% of the unit. Located in a prominent corner position fronting Fountain Street and York Street. The premises has nearby occupiers including Primark, Brewdog Hotel, and Moose Coffee. The unit is predominantly open plan with large windows and polished concrete flooring. The unit is suitable for a range of uses (STP).

Rent
£42,500pax

Location
Prominent corner position fronting Fountain Street and York Street, close to the Market Street junction and Piccadilly gardens. All city centre amenities including shops, bars, restaurants, hotels and transport links are within close proximity.

Accommodation
Ground floor - 122.77m2 (1,321 sqft)

Property use class
Retail/Financial and Professional Services.

Lease
The accommodation is available by way of sublet with the lease set to end in July 2028. A new full repairing lease may be available subject to the landlord's approval.

Service charge
TBA

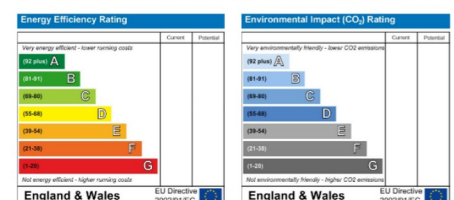
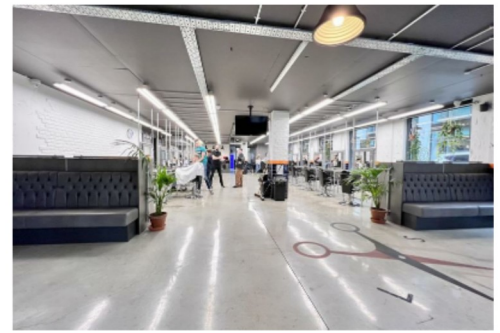
VAT
All figures quoted are exclusive of VAT but may be liable to VAT.

Business rates (should the unit be split, the rateable value will require re-evaluation)
The property is described as "Hair dressing academy" with a current rateable value of £60,500 per annum. For further information please contact Manchester City Council's Business Rates Department on 0161 234 5006.

Legal costs
Each party to bear their own legal costs.

EPC
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Viewing
By appointment with Daniel Jaysan at Hyde Estate & Letting Agents 0161-773 4583



1 St. Margarets Road, Prestwich, Manchester, M25 2QB