

**60 PORT STREET
MANCHESTER
M1 2EQ**

**DANIEL
HARRIS** 
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TO LET

**SELF-CONTAINED RETAIL
PREMISES
1,057 SQ FT**



Location

The property is located immediately off Hilton Street in the heart of the City's Northern Quarter, surrounded by a variety of independent coffee shops, bars and offices, including Herveda , Cuba, Beaumont Organic and Youth. The Northern Quarter is regarded as the principal creative media and fashion location in the City and is a short distance away from Piccadilly railway, bus and metro stations with numerous car parks in the vicinity.

Lease

The premises are to be made available on the basis of a new lease for a term to be agreed on full repairing and insuring terms.

60 PORT STREET

Description

The premises comprise a self-contained building that provides 3 floors of open plan retail accommodation with kitchen, WC facilities, timber floors, excellent security and rear courtyard in a parade of similar buildings.

Legals

The ingoing tenant to pay a proportion of the Landlord's legal costs in the letting of this property.

Accommodation

	Size (sq ft)	Size (m ²)
Ground	458	43
1 st Floor	306	28
2 nd Floor	293	27
Total	1,057	98

Planning

The unit is suitable for retail use.

COSTS

RENT

Years 1-3	£21,000
Years 4-5	£23,000

Inclusive of Service Charge | Exclusive of VAT

SERVICE CHARGE

Inclusive
Buildings Insurance - TBC

RATES

Rateable Value: £17,750

. Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE
LIABLE TO, VAT.

EPC

EPC RATING: D

VIEWING: By appointment with appointed agents:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.