



## 42 Fountain Street, Manchester, M2 2BE

Prominent Retail/Leisure space on the corner of Fountain St.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,500 to 3,000 sq ft / 139.35 to 278.71 sq m
<b>Rent</b>	Rent on application
<b>Service Charge</b>	£1.27 per sq ft
<b>Rates Payable</b>	£30,976 per annum
<b>Rateable Value</b>	£60,500
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Located in the heart of the City's traditional business quarter
- Centrally located with excellent transport links
- Subject to vacant possession
- Prominent corner position
- Nearby occupiers include Brewdog hotel, Trove and Moose Coffee

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## Description

The premises are currently trading as a Barbers Academy. There is an opportunity to sub-divide or let the space in full.

## Location

42 Fountain Street is located in the heart of the traditional office core and within close proximity to Market Street, Manchester's prime retail pitch.

Nearby occupiers include Brewdog Hotel, Moose Coffee, Primark and soon to open Double Zero Pizza.

## Rates

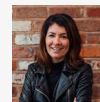
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

## Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



## Viewing & Further Information



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**Alex Haigh**

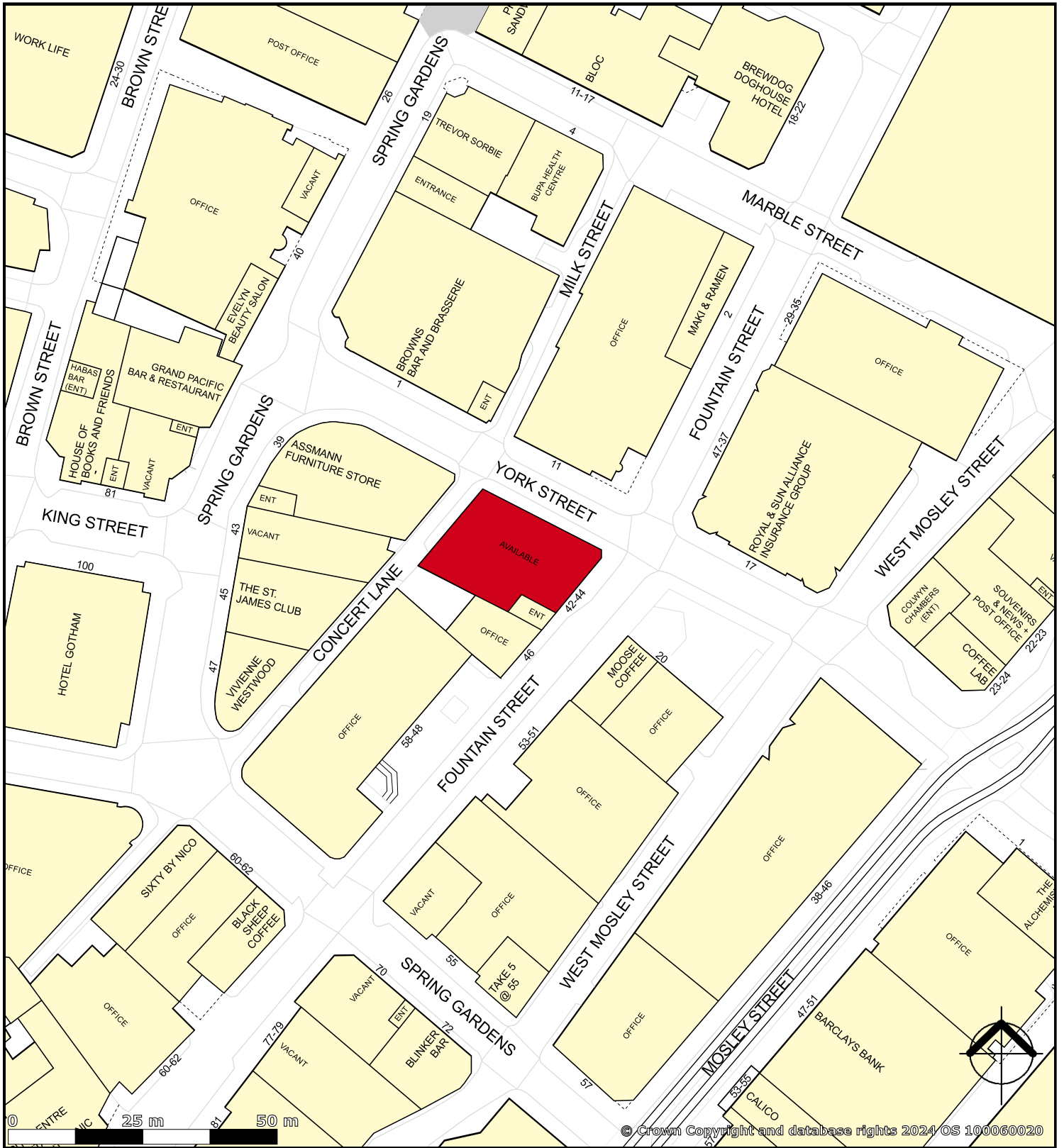
07737 910 932

[alex@sixteenrealestate.com](mailto:alex@sixteenrealestate.com)

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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