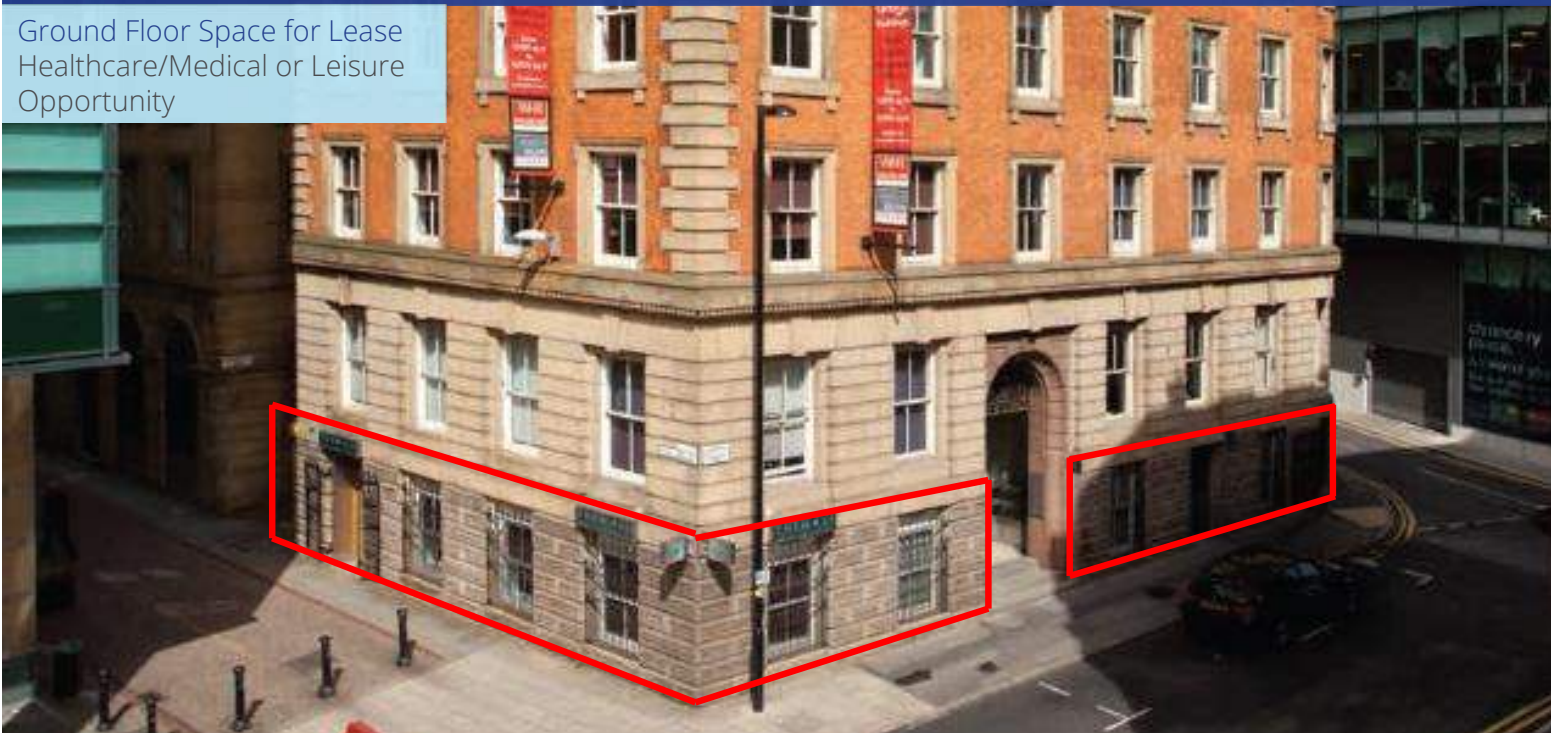


# Ground Floor, Greg's Building, 1 Booth Street, Manchester, M2 4DU



Ground Floor Space for Lease  
Healthcare/Medical or Leisure  
Opportunity



## Location

The Property is located in the heart of Manchester's prime financial/professional district. Greg's building is situated on a prominent island site fronting the intersection of Booth Street and Tib Lane, Chancery Place, and Pall Mall.

The Ground Floor benefits from three self contained entrances.

Operators nearby include **Flight Club, All Bar One, Piccolino and Pizza Express.**

## Description

The Property is Grade II listed and broadly rectangular in shape, currently fitted out as a dental surgery with a reception/waiting area, private consultation rooms and hygienist suites.

## Accommodation

Area	Sq m (GIA)	Sq ft
Ground Floor Entrance	16	173
Ground Floor Trading	288	3,101
<b>Total</b>	<b>272</b>	<b>2,928</b>

## Handover Specification

The space remains fully fitted as a dental surgery. Handover Specification to be agreed.

## Lease

The Property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## Rent

£70,000.

## Service Charge

Latest Estimate of £4 per sf.

## Business Rates

The Property has a rateable value as of £41,500 as shown below.

Ratable Value	£41,500
UBR (2025/26)	49.9p
Rates Payable	£20,708.50

Prospective tenants are advised to confirm any rating liability with the Local Authority.

## Use

The property falls under Class E use of the Town and Country Planning (Use Classes) order 1987 (as amended).

## Costs

Each party is to be responsible for their own professional and legal costs incurred in the transaction.

## EPC

The Property has an EPC rating of C (66).

# Ground Floor, Greg's Building

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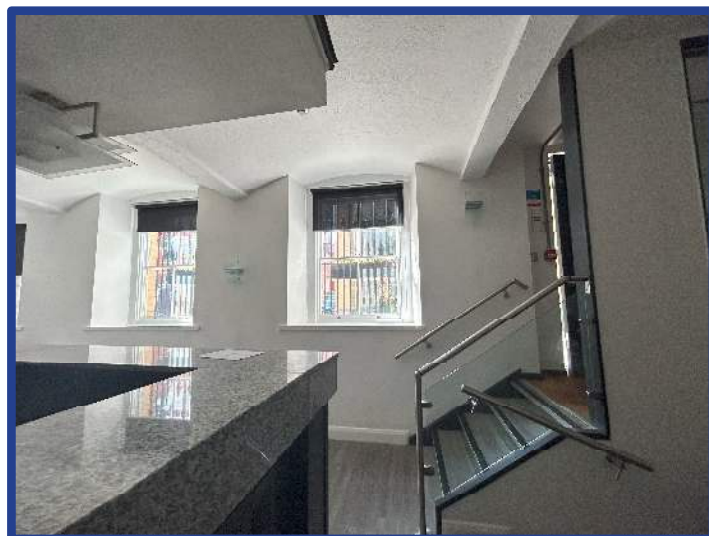
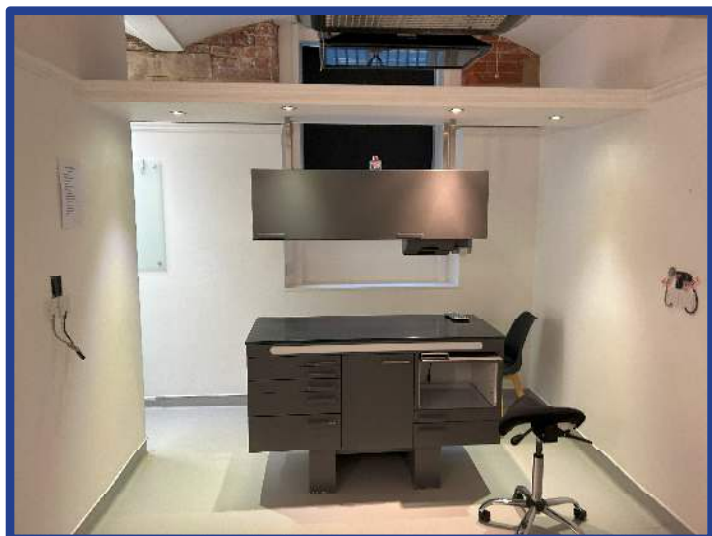


## Indicative Boundary



# Ground Floor, Greg's Building

1 Booth Street, Manchester, M2 4DU



## Ready to talk?

Appointments to view must be arranged via sole agents Colliers:

## Charlie Hossack

+44 7345 463 981  
charlie.hossack@colliers.com

## Tom Beaumont

+44 7563 554 688  
tom.beaumont@colliers.com

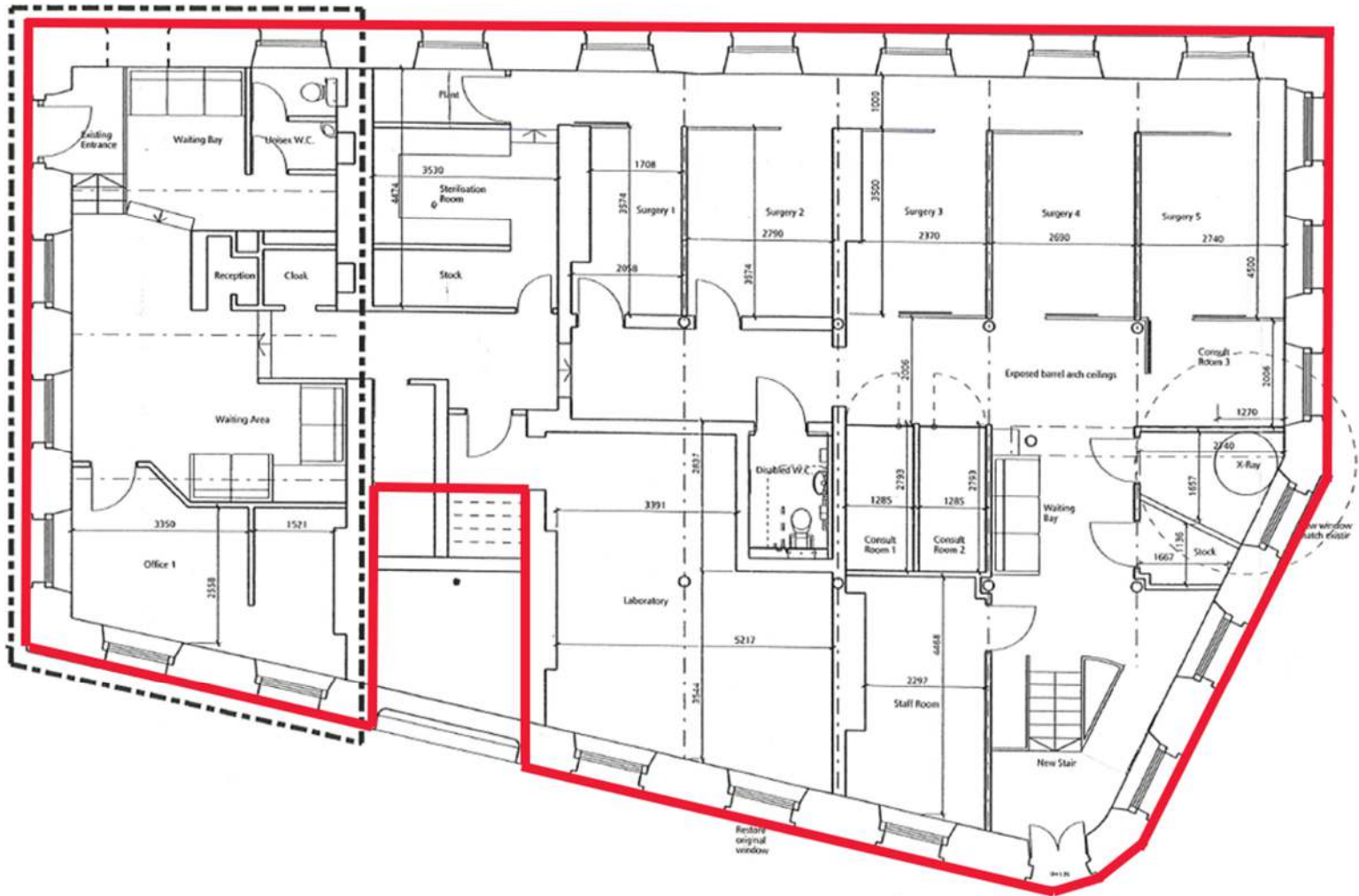


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