

# Gifford Dixon

Commercial Property

## TO LET



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

**Ground floor retail/leisure premises**

**122.77 Sq. M. / 1,321 Sq. Ft.**

**£40,000 pa**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Situated on the corner of Fountain and York Street in a busy and bustling area of Manchester City Centre, boasting a multitude of high-end retail, office, and leisure operators.

The popular Northern Quarter, St Peter's Square and Piccadilly Gardens tram stops are all within a 5-minute walk and all mainline train stations are within a 10-minute walk.

## DESCRIPTION

An iconic and eye-catching building within the heart of Manchester city centre, with six floors of office suites above the available ground floor retail space.

The available space is the front half of the building with separate access from the corner of Fountain and York Street leading to open plan contemporary retail space currently being used by the London School of Barbering. Suitable for several uses including retail, leisure, café and restaurant use.

## ACCOMMODATION

The available ground floor space has been measured on a (NIA) net internal area basis and provides 122.77 Sq. M / 1,321 Sq. Ft. of open plan retail space.

## SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

## RENT

The property is offered with an asking rent of **£40,000 per annum**, payable quarterly in advance.

## TERMS

The property is held on an existing lease to London School of Barbering expiring May 2028. Part of the ground floor (edged yellow on plan) is available by way of sub-lease agreement for the residue of the lease on effective FRI terms.

## EPC

B (28)

## BUSINESS RATES

The rates will need to be reassessed once the ground floor unit has been properly separated.

The current rateable value for the whole ground floor is £58,000 therefore we anticipate that the rateable value of the demised area once split shall be in the region of £25,000.

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs in this matter. Otherwise, each party are to be responsible for their own legal costs incurred in this transaction.

## VAT

We understand that VAT is applicable to the rent on this unit.

## CONTACT



**Steven Gifford-Dixon**  
steven@gifforddixon.co.uk

Subject to contract 9th September 2022

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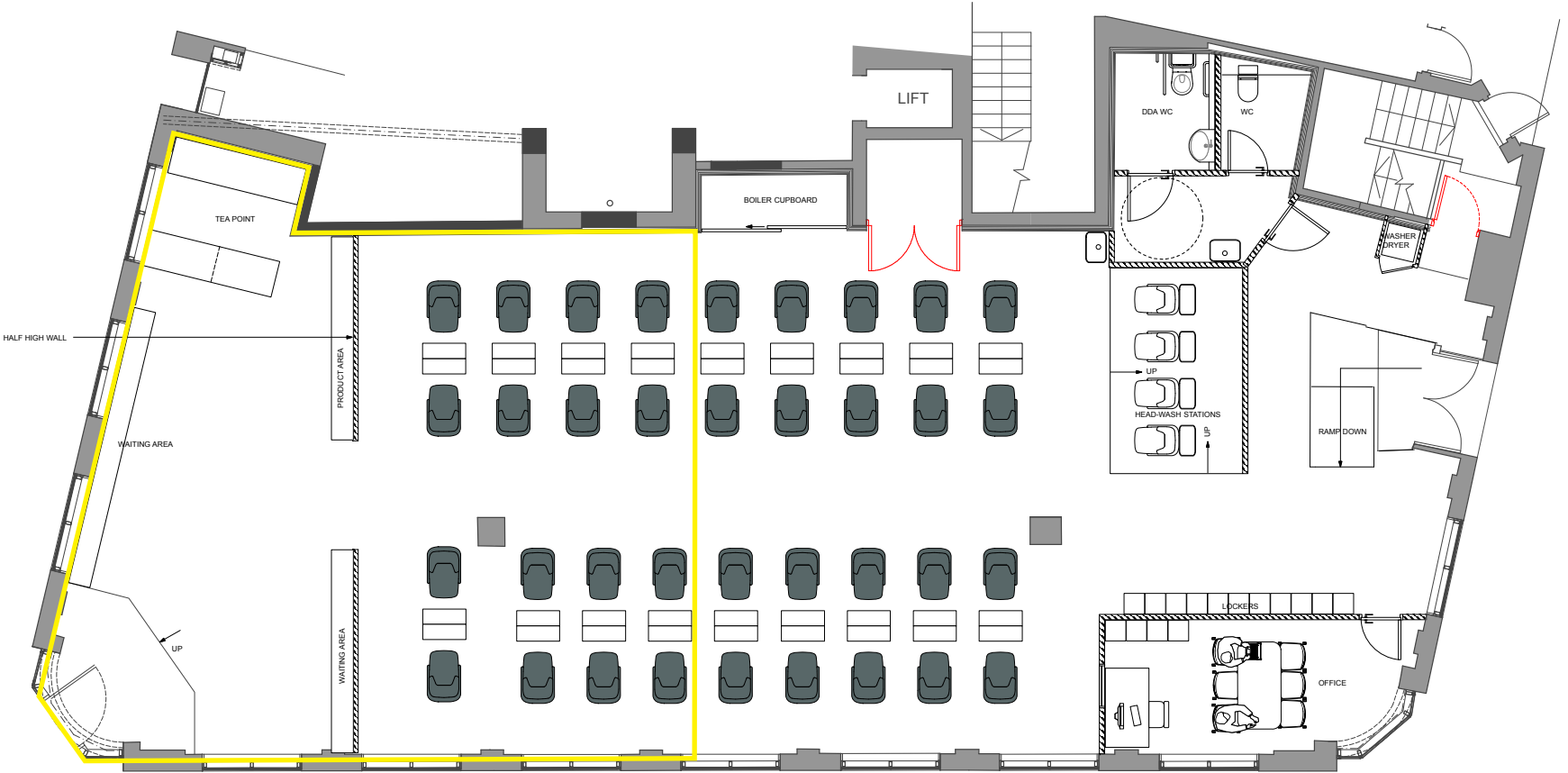


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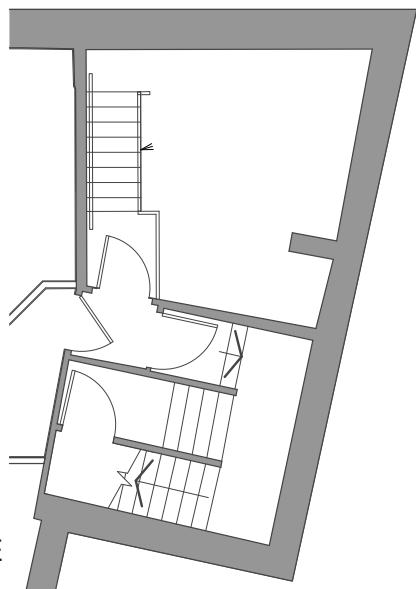


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PROPOSED GROUND FLOOR



EXISTING BASEMENT STORE

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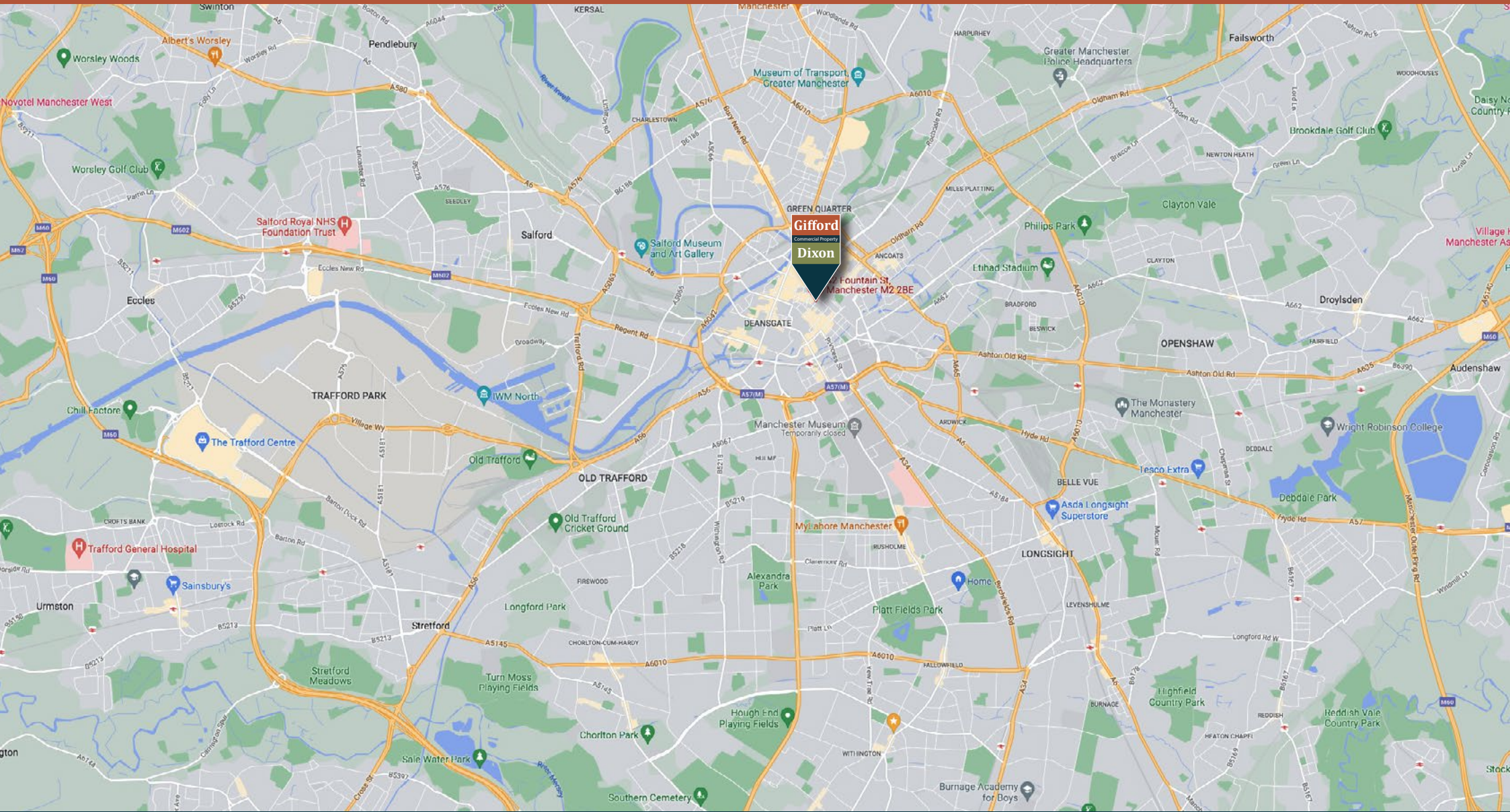
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Fountain St,  
Manchester M2 2BE

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