



31-33 Lloyd Street, Manchester, M2 5WA

Retail/Leisure Opportunity

Summary

Tenure	To Let
Available Size	1,033 sq ft / 95.97 sq m
Rent	£35,000 per annum
Service Charge	£4,175 per annum
Rateable Value	£17,250
EPC Rating	Upon enquiry

Key Points

- Floor to ceiling height 3.36m
- Tiled flooring, gas central heating and kitchenette
- Central location adjacent to Albert and Lincoln Square
- Close to St Michael development and Spinningfields

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Description

Retail space with characterful period frontage onto Lloyd Street but part of the Fabric building which has a main entrance on Lincoln Square. Ground floor space with 3 steps at the entrance off Lloyd Street, DDA access can be gained via Lincoln Square entrance. The space currently has a tiled floor, suspended ceiling, small kitchen and shared toilets. 3.36 metre ceiling height, gas fired central heating. Parking spaces available within the basement below. We are advised the power supply is single phase 80 amps

Location

This retail/leisure space is situated on the ground floor of the Fabric Building on Lloyd Street. Nearby occupiers include Maray, Tiny Tipple, The Box, Rosa's Thai and Gusto. Close proximity to St Michaels, Spinningfields, Deansgate and Albert Square.

Accommodation

The accommodation comprises the following areas:

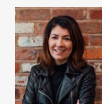
Name	sq ft	sq m	Availability
Ground	1,033	95.97	Available
Total	1,033	95.97	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. The scheme currently provides 75% relief until the end of March 2025. From 1st April 2025 this will reduce to 40%.



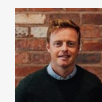
Viewing & Further Information



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Alex Haigh

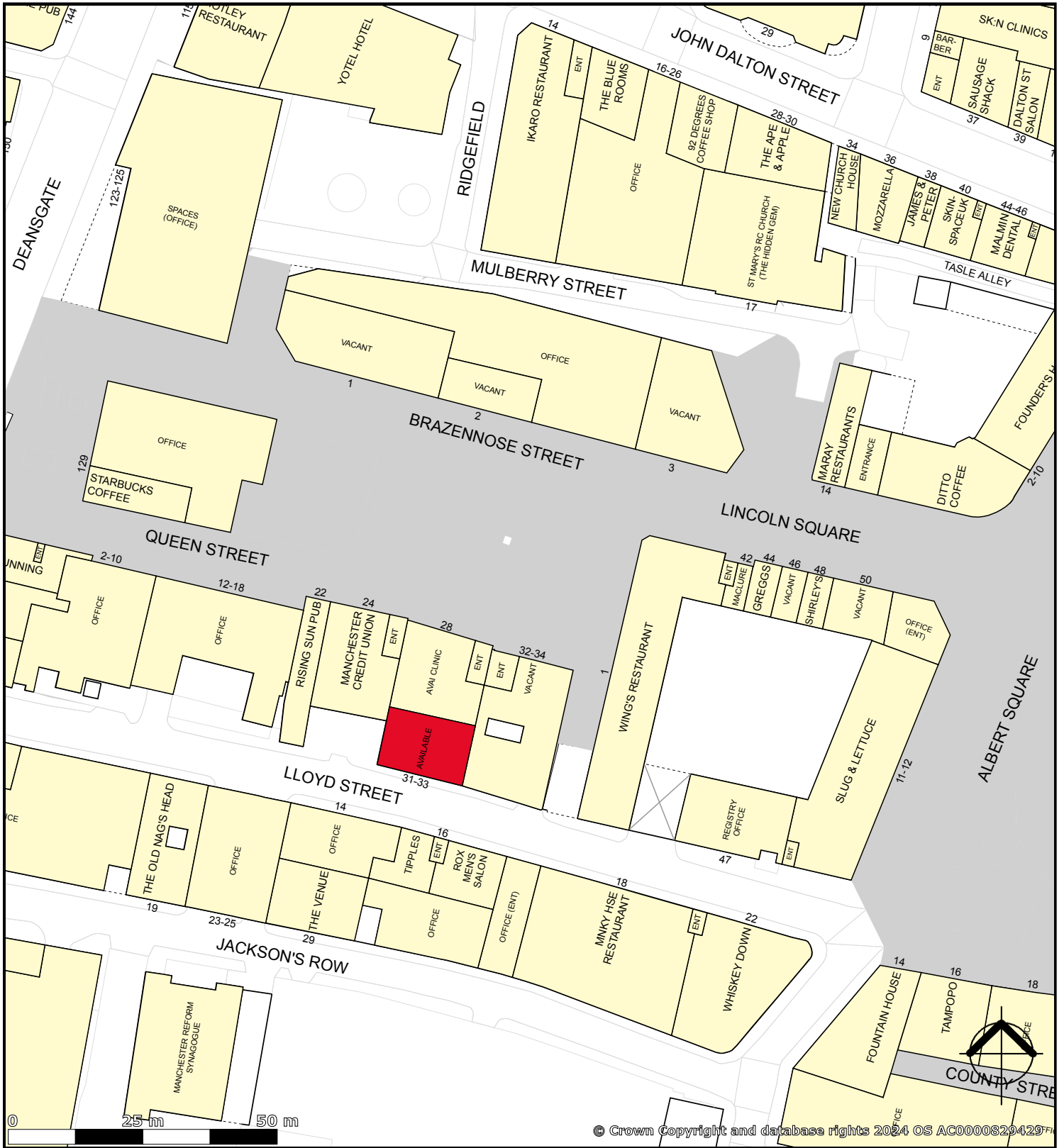
07737 910 932

alex@sixteenrealestate.com

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