

**12 OXFORD ROAD
MANCHESTER
M1 5QA**

**DANIEL
HARRIS** 
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TO LET

KIOSK UNIT

- **PROMINENT POSITION**
- **HIGH FOOTFALL**
- **CLOSE TO UNIVERSITIES**
- **OPPOSITE CIRCLE SQUARE**
- **NO RATES PAYABLE***



Location

The unit occupies a prime position on Oxford Road opposite Circle Square, the 2.4 million square foot redevelopment of the BBC studios, which includes shops, restaurants, offices and apartments and in close proximity to the Palace Theatre, Manchester Universities and Oxford Road Station. Nearby occupiers include KFC, Subway, Café Nero and Rymans.

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 (by way of service charge).

12 OXFORD ROAD

Description

The retail space comprises a small kiosk unit facing directly onto Oxford Road and suitable for a variety of uses.

Legals

Each party to bear their own legal fees incurred in each transaction.

Accommodation

Floor Area	Size (sq ft)	Size (m ²)
Ground	58	5.38

Planning

The property is suitable for retail use.

COSTS

RENT

£17,500

Exclusive of VAT

SERVICE CHARGE

TBC

Exclusive of VAT | Exclusive of Buildings Insurance

RATES

Rateable Value: **£2,000***

VAT

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

*Most occupiers will benefit from Small Business Rates Relief with no rates being payable. Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

EPC

EPC RATING: TBC

VIEWING: By appointment with appointed agents:



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