

**32 LEVER STREET  
MANCHESTER  
M1 1DE**

**DANIEL  
HARRIS** & CO  
**0161 237 9393**  
[www.dh-property.co.uk](http://www.dh-property.co.uk)

**TO LET**

**GROUND FLOOR  
OFFICE/SHOWROOM/RETAIL**

**NORTHERN QUARTER  
LOCATION**

**SELF-CONTAINED**



#### **Location**

The property is situated in a prominent location on Lever Street, immediately opposite HIVE and close to Stevenson Square in the heart of Manchester's Northern Quarter. The property is a short distance from Piccadilly Railway and Metro Stations and the City's commercial and retail cores. It is close to numerous shops, bars and restaurants.

#### **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).

## 32 Lever Street

### Description

The premises comprise self-contained ground floor accommodation, with kitchen facilities and also incorporates a large basement suitable for storage.

### Legals

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

### Accommodation

	Size (sq ft)	Size (m <sup>2</sup> )
Ground Floor	1,218	113
Basement	1,056	98

### Planning

The unit is suitable for retail or office use.

NB: Please note the Landlord will not accept a use that involves the sale of alcohol.

## COSTS

### RENT

**£26,000 PA**  
Exclusive of VAT

### SERVICE CHARGE

**Service Charge: £1,000 pa**  
**Buildings Insurance: £363.17 pa**

Exclusive of VAT

### RATES

**RATEABLE VALUE: £16,500**

This is not the amount you will pay but the rate in the £ has not yet been announced. Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

### VAT

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

### EPC

**EPC RATING: TBC**

### VIEWING

By appointment with appointed agent:



Daniel Harris

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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.