

**12-14 LEVER STREET
MANCHESTER
M1 1LN**

**DANIEL
HARRIS** 
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TO LET

4,115 SQ FT

**SELF-CONTAINED
BASEMENT
ACCOMMODATION**



**SUITABLE
FOR A VARIETY
OF USES**

**CLOSE TO ALL
MAJOR
TRANSPORT
LINKS**



Location

The property is located on Lever Street between Piccadilly and Dale Street in Manchester City Centre. It is highly accessible, being a short distance from Piccadilly Bus, Tram and Rail stations and close to the City's commercial and retail cores as well as being on the edge of the Northern Quarter. Occupiers close by include Mala, Chapter One Books, Sneaker Pharm and Foundation Coffee.

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).

12-14 Lever Street

Description

The premises comprise lower ground floor space accessed from stairs by both Lever Street and Little Lever Street (rear). The space has been recently stripped and plaster-boarded, ready for tenants fit out and would suit a variety of uses.

Legals

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

Accommodation

Basement	4,115 sq ft	382.29m ²
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Planning

The unit is suitable for office, showroom or leisure use but other uses would be considered subject to an appropriate Planning Consent.

COSTS

RENT

£49,500 PA
Exclusive of VAT

VAT

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

RATES

Rateable Value	TBC
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SERVICE CHARGE

£8,300 PA APPROX

Interested parties are advised to make their own enquires with the Local Rating Authority to verify the accuracy of the information given.

EPC

EPC RATING: C

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.