

Longden & Cook Real Estate Limited
Chartered Surveyors
Victoria Buildings
9-13 Silver Street
Bury
BL9 0EU

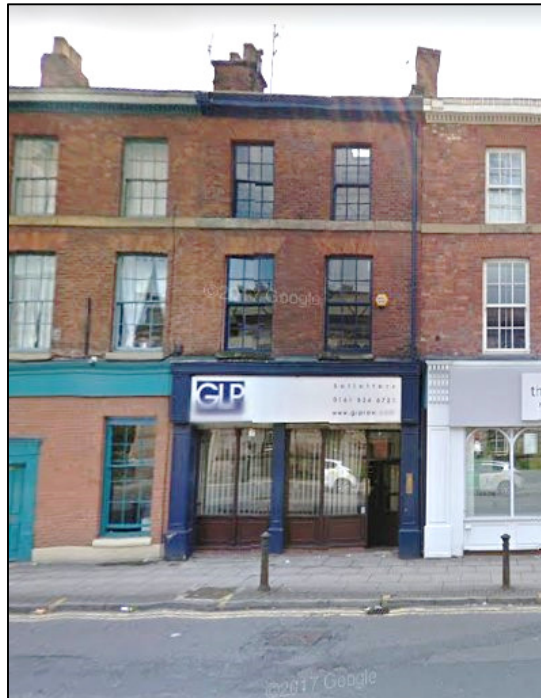
T: 0161 737 0111



www.longdencook.com

TO LET / MAY SELL

**85 CHAPEL STREET
MANCHESTER
M3 5DF**

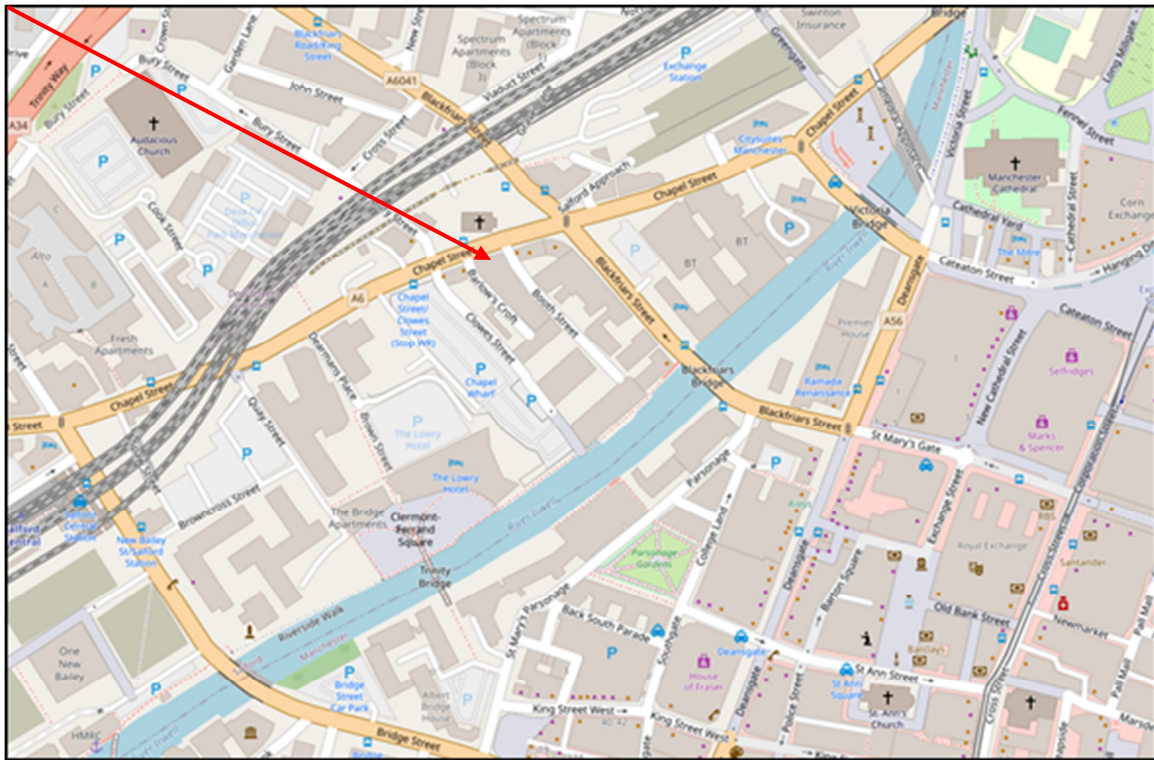


206m² / 2,225sq ft

An opportunity to occupy a traditional fringe city-centre office with a modern twist

Location

The property is located on A6 Chapel Street, close to its junction with Blackfriars Street and within a five minute walk of the city centre



Description

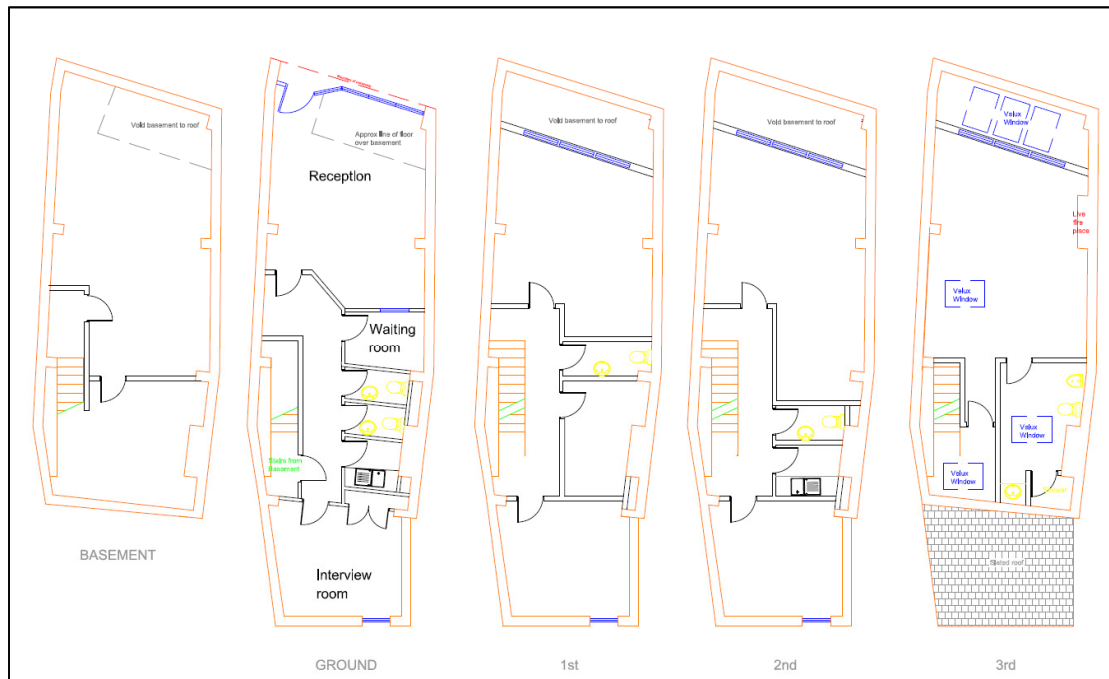
From the outside, the property appears to be a traditional mid-terraced office. However, it was comprehensively remodelled internally about 30 years ago with all the floors repositioned so that it has a full height atrium at the front and now comprises a five-storey building with basement stores and four floors of offices above.

The ground floor has a reception with kitchen, toilets and a meeting room at the rear. The upper floors have toilets on each floor and a kitchen on the second floor. The top (third) floor is arranged as a private office suite with a full shower room off and benefitting from Velux roof lights.

Accommodation

Floor	m ²	Sq ft
Ground	39.7	427
First	43.6	468
Second	44.5	479
Third	29.8	320
Basement	49.1	529

Internal Plans



Business Rates

The property has a Rateable Value of £17,500.

Planning

The property is located within the Flat Iron Conservation Area.

Lease

The property will be available by way of a five year FRI lease or longer by agreement.

Asking Rent

The lease will be rent free for the first 18 months in lieu of the tenant carrying out various works to the property. A schedule of works is to be confirmed, however they briefly comprise bringing the property to market standard.

After the initial 18 month rent free period, the property will be subject to an attractive rent (to be confirmed) for the next 18 months. The rent will then be subject to a market based rent review on the third anniversary of the Lease.

Sale

The property may be available for purchase. Offers in excess of £500,000 will be considered.

Viewings and further information

Please contact the agent Gareth Kreike MRICS (gk@longdencook.com) or Elliot Shalom MRICS (es@longdencook.com)

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