

## TO LET

**First floor offices  
38 sq m (410 sq ft) net**



**First Floor, James Binney House, 52 Cross Street, Manchester M2 7AR**

- 3 rooms
- Excellent City Centre location above Mr Thomas's Chop House
- Grade II Listed Building
- No business rates payable to qualifying businesses

## **First Floor, James Binney House, 52 Cross Street, Manchester**

### **Description and Location**

The property comprises a first floor office, forming part of a Grade II Listed landmark building on Cross Street in the heart of Manchester City Centre, a short distance from Market Street and St Ann's Square.

It is accessed directly from Cross Street via a communal hallway and staircase serving three separate offices with shared toilet facilities, located above the famous Mr Thomas's Chop House.

### **Accommodation**

#### **Ground floor**

Communal entrance hallway and staircases to third floor

#### **First floor**

Office 410 sq ft

Kitchenette

#### **Third floor**

Communal male and female toilets

### **Rateable Value**

The property has a Rateable Value of £3,800

### **Terms**

The property is offered to let by way of a new effective full repairing and insuring lease at a rent of **£8,500 per annum plus VAT**. This figure is inclusive of the service charge for Landlords buildings insurance, cleaning of common areas etc.

Electricity costs are charged separately.

### **Viewing**

By appointment with this office on 0161 737 0111 contact Debbie McGroarty [dm@longdencook.com](mailto:dm@longdencook.com)

Date: 27<sup>th</sup> January 2023 - Ref: 18/A129

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