



ANCOATS, MANCHESTER

UNITS 1 & 2, COTTON SQUARE, BLOSSOM STREET, M4 5AW

LOCATION

The subject premises occupy a prime position in Ancoats, on Blossom Street, at the entrance to Cutting Room Square.

The Edinburgh Castle gastro pub, adjoins the two units and **Canto**, which is owned by **El Gato Negro** is directly opposite.

Other nearby occupiers in this part of Ancoats include **Rudy's**, **Sugo Pasta Kitchen**, **Elnecot**, **Erst**, **Mana**, **Jane Eyre**, **Trove**, **Hip Hop Chip Shop**, **Elnecot** and **Seven Bro7thers Beer House**.

ACCOMMODATION

The premises provide the following approximate gross internal areas:

Unit 1	308 sq m	(3,315 sq ft)
Unit 2	232.3 sq m	(2,500 sq ft)

There is scope to combine to them to provide a single unit of 5,815 sq ft.

TENURE

The properties are available on a new full repairing lease, which will include a service charge provision.

RENT

Unit 1 – £82,875 per annum exclusive of service charge, business rates and VAT.

Unit 2 - £50,000 per annum exclusive of service charge, business rates and VAT

SERVICE CHARGE

It is budgeted to be £0.84 per sq ft per annum.

RATES

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk.

USE

The units property benefits from an existing A3 planning consent, but would be suitable for a variety of uses, subject to planning.

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

An EPC has been commissioned and will be available upon request.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE



0161 806 0866
metisrealestate.com

Tom Powell
tpowell@metisrealestate.com

Luke Nicholson
lnicholson@metisrealestate.com



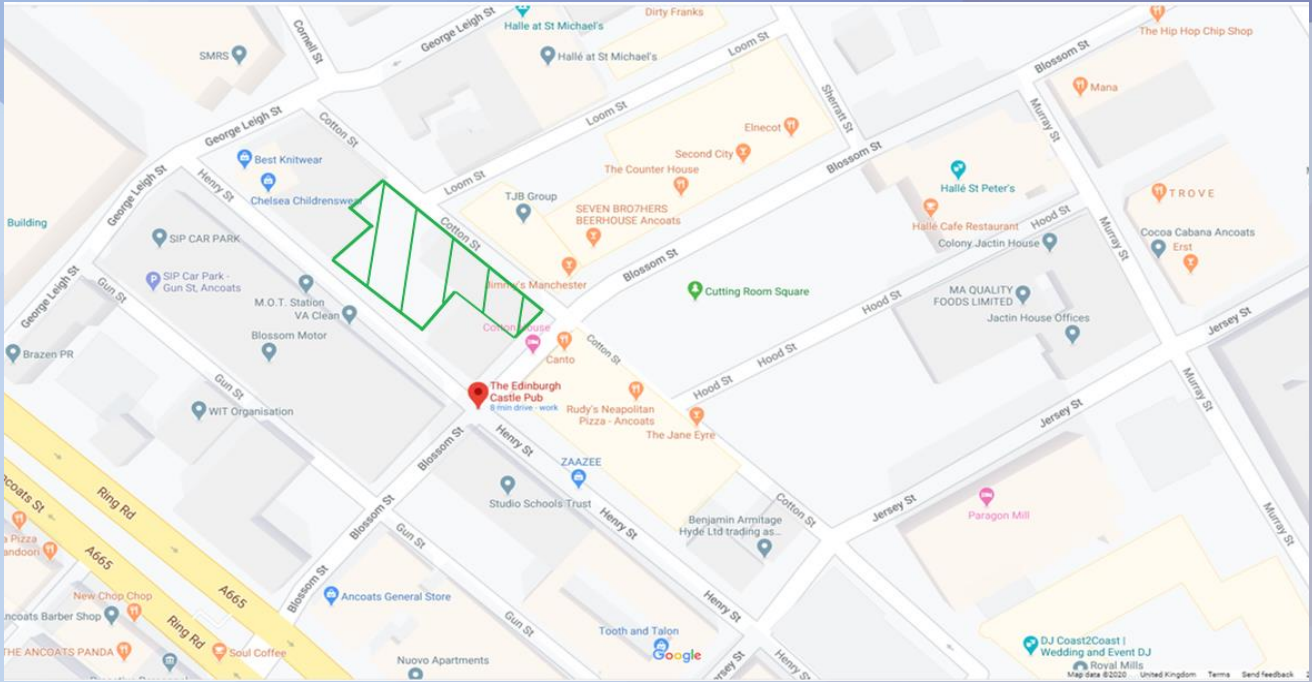
0161 806 0866
metisrealestate.com

Tom Powell
tpowell@metisrealestate.com

Luke Nicholson
lnicholson@metisrealestate.com

Misrepresentation Clause

Metis Real Estate Advisors Ltd (Metis) for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them; (iii) no person in the employment of Metis Real Estate Advisors Ltd has any authority to make or give any representation or warranty in relation to the property.



0161 806 0866
metisrealestate.com

Tom Powell
tpowell@metisrealestate.com

Luke Nicholson
lnicholson@metisrealestate.com

Misrepresentation Clause

Metis Real Estate Advisors Ltd (Metis) for themselves and for the vendors or lessors of the property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract, (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must only satisfy themselves as to the correctness of each of them, (iii) no person in the employment of Metis Real Estate Advisors Ltd has any authority to make or give any representation or warranty in relation to the property.