KENNEDY BUILDING, ANCOATS, MANCHESTER

Units A/B/C, 6 Murray Street

GROUND FLOOR RETAIL UNITS – TO LET

LOCATION

Kennedy Building is located in the popular area of Ancoats, just off Cutting Room Square, which is home to numerous residential schemes, plus quality F&B, commercial businesses and leisure venues including: **The Jane Eyre, Rudy's Pizza, Edinburgh Castle, Ancoats General Store, Seven Brothers, SUD Pasta, Trove, Colony Co-working, The Halle St Peters, Royal Mills and Ancoats Coffee,** to name a few!

The units are located just off Murray Street and Redhill Street, which also links to **New Islington Marina**, home to **Pollen, Flawd** and more!

DESCRIPTION

The available units comprise Ground Floor only space in shell condition, ready for a fit-out.

The units will have new, glazed frontages with new entrance doors installed, subject to planning. More information on the design can be provided upon request.

LEASE

The units are available by way of new leases, for a term of years to be agreed. We are ideally seeking a minimum of a 10 year term.

An Agreement for Lease will be entered into subject to the installation of new glazed frontages by the Landlord.

RENTS

Unit 6A - UNDER OFFER
Unit 6B - UNDER OFFER
Unit 6C - £20,000 PA

Annual Rents are exclusive of Service Charge, Business Rates, Insurance, VAT and Utilities. Service Charge details upon request.

FLOOR AREAS

The units provide the following approximate ground floor areas, which are highlighted on the plans below and are to be used as a guide only:

Unit 6A: 721 sq ft - **UNDER OFFER**

Unit 6B: 458 sq ft - **UNDER OFFER**

Unit 6C: 845 sq ft - **AVAILABLE**

USE

The units benefit from Use Class E (Commercial, Business & Services).

RATEABLE VALUE

The units are yet to be assessed for Business Rates. Interested parties should confirm the exact Business Rates payable with the local authority.

EPC

A copy of the full certificates and reports can be provided upon request.

CONTACT: Chris Nutter
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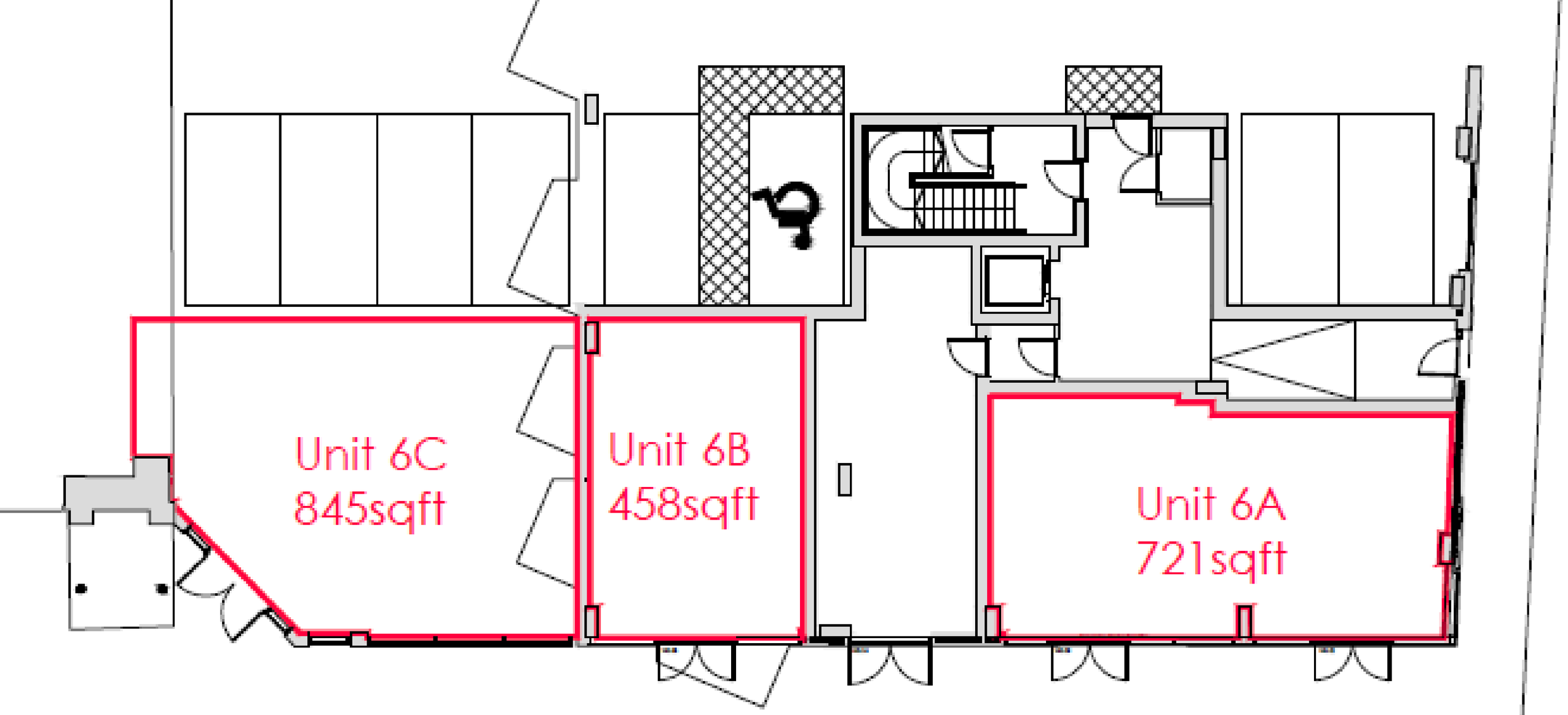

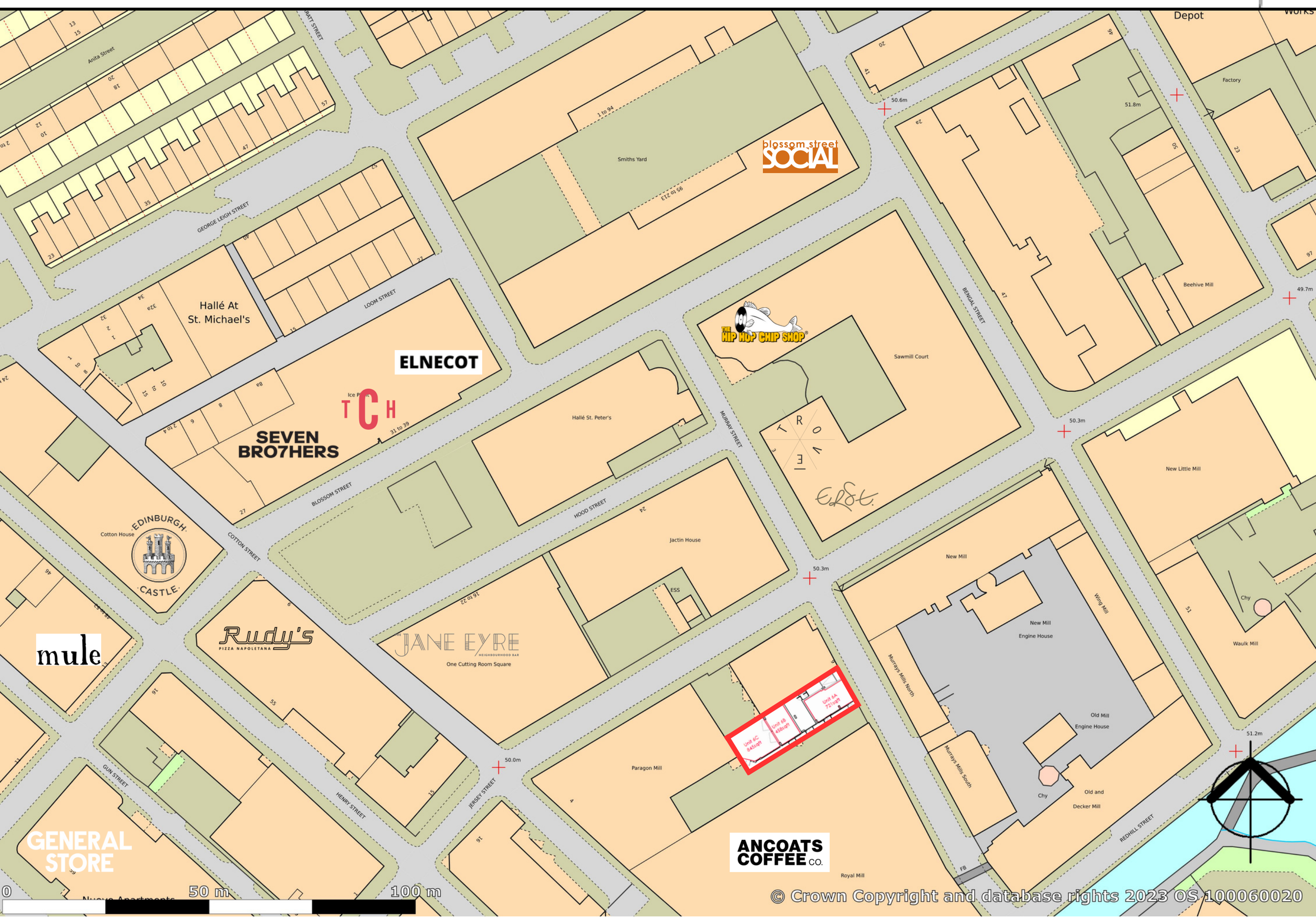

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