

# MANCHESTER

## UNIT 2, 44 OXFORD STREET

### FITTED RESTAURANT UNIT TO LET



#### LOCATION

The unit is located on Oxford Street adjacent to Tortilla, Superdrug and McDonalds.

Oxford Street is a prime pitch in the heart of Manchester City Centre, lined with a mix of restaurants, café's, bars and entertainment venues, paired with a significant office population offering a strong lunchtime trade.

Oxford Street has excellent transport links, with nearby train stations (Oxford Road Station) and St Peter's Square Metrolink just a stones throw away from the subject unit.

There is a high concentration of student accommodation in the surrounding area, and the Palace Theatre draws in a wide range of demographics.

#### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-  
Ground Floor 140.2 sq m (1,509 sq ft)

#### TERMS

The premises are available by way of a new 10 year effectively full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

#### RENT

Seeking offers in excess of £100,000 per annum.

#### SERVICE CHARGE

The current service charge estimate is £2,000 per annum. Further details upon request.

#### RATES

Rateable Value (2023) £32,000 Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit [www.voa.gov.uk](http://www.voa.gov.uk).

#### 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

A copy of the EPC is available upon request.

#### SUBJECT TO CONTRACT, VACANT POSSESSION & WITHOUT PREJUDICE

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