

# For Sale or To Let

Commercial Space in a prime location  
Suitable for a variety of uses



Situated in a prime location in Castlefield, this commercial space is available for a variety of uses.

## Description

Castlefield has recently benefited from significant levels of inward investment, elevating it to one of Manchester's most up-and-coming areas. Located on the southern edge of the city centre, Saint George's Island adopts a prime location with excellent connections and transport links.

The commercial space incorporates a double-height frontage. Overlooking the regenerated canalside its location provides easy access to pedestrian traffic.

- 3,541 sq.ft. (329 sq.m.) including storage
- Suitable for subdivision
- Outside terraced area available, subject to agreement
- Excellent location in Castlefield
- Convenient transport links
- Available as shell and core or in a fully fitted condition

## Planning

The property has planning permission for the following user classes - shops (A1), financial and professional services (A2), restaurants and cafes (A3), office (B1) and non-residential institutions (D1).

## Tenure

125 year leasehold.

## Contact Us

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## Capital Allowances

The successful purchaser may benefit from being able to claim back capital allowances on the fit-out works. Further details can be supplied on request.

## Proposal

Available upon application.

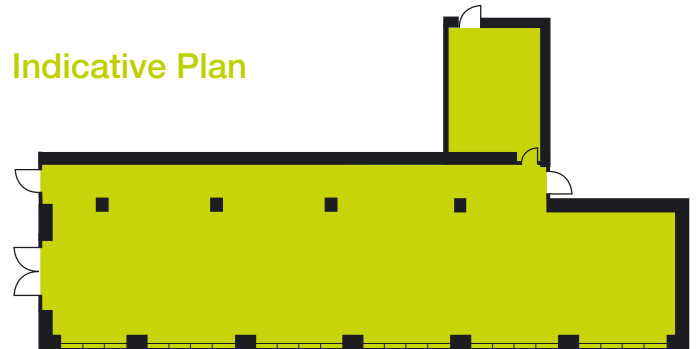
## Car Parking

Up to seven on site car parking spaces are available subject to terms.

## Legal Fees

Each party will be responsible for their own legal fees.

## Indicative Plan



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