

RETAIL/RESTAURANT UNIT

**UNIT 4, VICUS BUILDING, LIVERPOOL ROAD,
MANCHESTER, M3 4AQ**



**TO
LET**

- ◆ **Highly Prominent City Centre Location**
- ◆ **Directly opposite the Museum of Science and Industry**
- ◆ **1,557 sqft (145 sqm)**
- ◆ **£40,000 per annum**



DESCRIPTION

Vicus Building fronts Liverpool Road directly opposite the Museum of Science and Industry (MOSI). To the rear is Castlefield Bowl events space. The location is within 5 minutes walk of the numerous residential developments along Bridgewater Canal and Manchester Spinningfields.

The subject unit is positioned overlooking a large paved area giving excellent potential for outdoor seating. Other operations in the development include Rump N Ribs, Big Licks and Akbars Balti restaurants. Sapporo Teppanyaki restaurant occupying the adjoining building.

ACCOMMODATION

The unit provides regular rectangular accommodation extending to **1,557 sqft (145 sqm)**, including its own WC's facilities.

The premises will suit a variety of uses including retail, offices and restaurant/cafe use.

LEASE

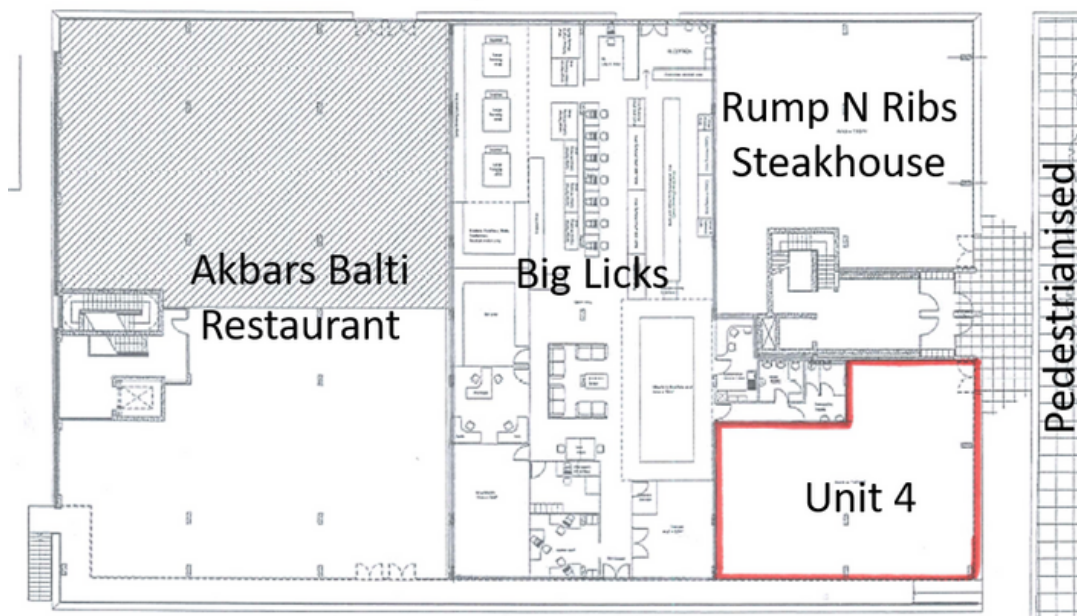
The premises are available by way of a new lease on effectively full repairing and insuring terms for a period of 10 years, subject to fifth year upward only rent review.

RENT

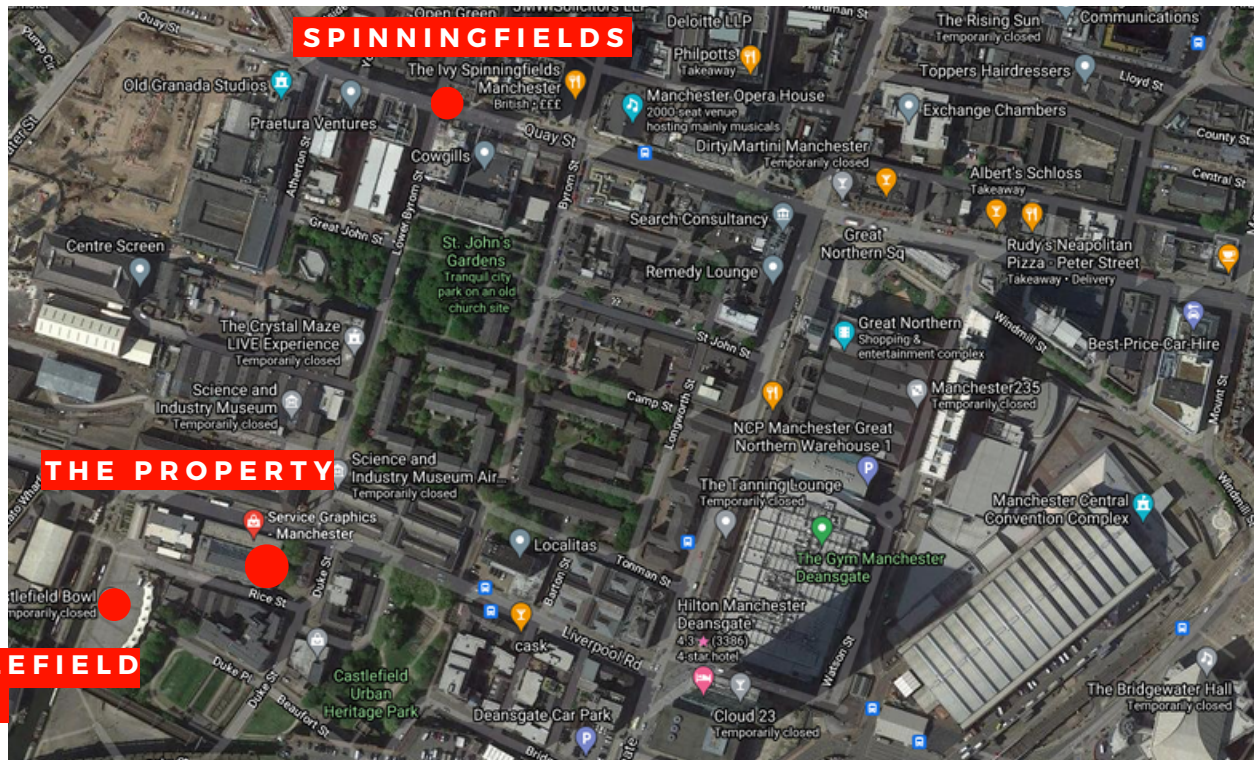
£40,000 per annum.



Liverpool Road



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RATEABLE VALUE

The premises have a rateable value of £18,250. Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf. We recommend you obtain professional advice if you are not represented.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an energy performance asset rating of 74 (Band C). A fully copy of the EPC is available up request.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT

SEPTEMBER 2023

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM