



RETAIL/LEISURE OPPORTUNITY - BELOW THE LOWRY HOTEL

Location

The Lowry Hotel is located in the recently developed Chapel Wharf area, a short walk from Manchester city centre's main retail, entertainment and business districts. Facing the River Irwell, the front of the premises lead onto a pedestrianised area & adjacent to one of the entrances to the Hotel. A modern and contemporary bridge facilitates a pedestrian walkway from this area, into the Manchester city centre district, with various walkways along the front of the river, commonly used by commuters and residents of the many surrounding apartments.

Description

The premises occupy the right hand side ground floor and basement, below the Lowry Hotel, Manchester and fronting the River Irwell.

The Lowry is a luxury award winning 5 Star hotel contained within an iconic building with highly distinctive architecture and interior design.

Schedule of Accommodation

The premises are arranged over ground floor and basement providing the following (approximate dimensions and net internal) floor areas:-

Ground Floor	232.25 Sq M	(2,500 Sq Ft)
Basement	167.22 Sq M	(1,800 Sq Ft)

Terms

Available by way of a new lease.

Rent

On application

Rates

The property is yet to be assessed for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

Jonathan Thompson
0161 242 8069
jthompson@lsh.co.uk

**0161 228
6411**
www.lsh.co.uk

**3 Hardman Street,
Spinningfields
Manchester M3 3HF**



Misrepresentation Act

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