

MANCHESTER

**Queens House, 32-34 Queen Street,
M2 5HT**

RETAIL / SHOWROOM TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises occupy a prominent position on the pedestrianised section of Queen Street, Lincoln Square / Brazenose Street, which links Deansgate and the recently re-opened Albert Square.

Nearby occupiers include Neko Health, **Wings, Maray, Greggs, Box Bar, Ditto Coffee and Egg Slut**. The premises sit opposite the new Lincoln office development.

Subject to planning, the premises are potentially suitable for a range of uses including retail, food & beverage, medical and leisure.

Lease Details and Rent

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed.

Rent – On Application

YouTube Tour

https://youtu.be/QBEb51dqCv8?si=P_6GVIQ8fk6bCEa

Accommodation

The premises are arranged over ground floor only and comprise the following approximate floor area:

FLOOR AREA	SQ FT	SQ M
Ground Floor	3,039	282

Business Rates

Rateable Value (2026)- £44,000

Interested parties are advised to make their own enquiries with the Local Authority.

Service Charge

The service charge figure for 2026-27 is to be confirmed. Further information is available upon request.

VAT and Costs

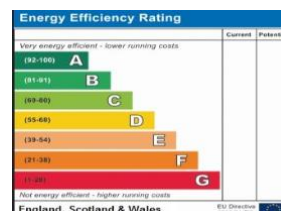
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract

EPC

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



All Enquiries

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RETAIL UNIT TO LET

**Queens House - 32-34, Queen Street,
M2 5HT**



Queens House



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Plotted Scale - 1:1,000

July 2026. Subject to Contract.

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