

# MANCHESTER

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

RETAIL UNIT / SHOWROOM TO LET

**LYONS  
THOMPSON  
LETT'S**  
PROPERTY CONSULTANTS



## Location and Description

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

Nearby occupiers include **Wings, Maray, Greggs, Box Bar, Ditto Coffee and Starbucks**. 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 - £75,000 pax**

## YouTube Tour

[https://youtu.be/QBEb51dqCv8?si=P\\_6GVIQ8fik6bCEa](https://youtu.be/QBEb51dqCv8?si=P_6GVIQ8fik6bCEa)

## Accommodation

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

FLOOR AREA	SQ FT	SQ M
Ground Floor	2,850	270

## 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 2024-25 is to be confirmed. Further information is available upon request.

## VAT and Costs

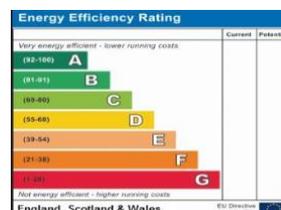
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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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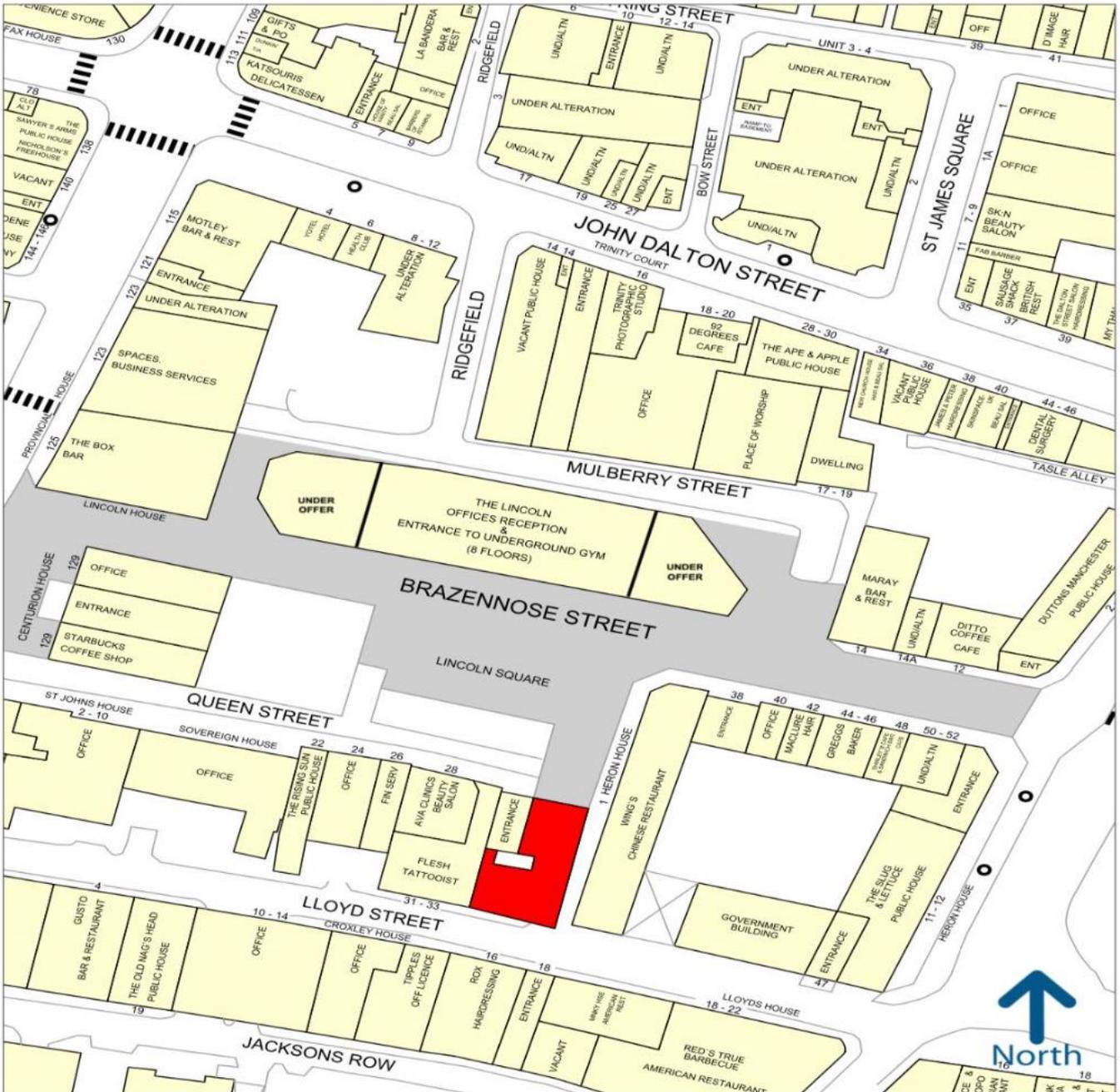
# RETAIL UNIT TO LET

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Manchester Central



50 metres  
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January 2024. Subject to Contract.

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