

Manchester

1 CHEPSTOW STREET, M1 5EJ

Large First Floor Leisure Opportunity

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The subject premises are situated in a highly prominent and busy corner location at the junctions of Chepstow Street, Oxford Street and Portland Street, above **McDonalds** (open 24 hours) and adjacent to the **NCP** Oxford Street car park, a short distance from St Peter's Square Metrolink and Oxford Road Station.

Accessed from a ground floor lobby entrance on Chepstow Street the premises sits close to a variety of occupiers including **Genting Casino & Premier Inn, JD Wetherspoon, Pret A Manger, Tesco Express, Pizza Express, Turtle Bay** and **Philpotts**, amongst others.

Lease Details and Rent

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

Rent – On Application

Virtual Tour

<https://youtu.be/PIEDSwVOXec>

Accommodation

The premises are largely in shell condition and would lend themselves to a variety of leisure uses (subject to planning). Arranged over ground and first floors the premises comprise the following approximate gross internal floor areas:

| FLOOR | SQ FT | SQ M |
|--------------|-------|------|
| Ground Floor | 487 | 45 |
| First Floor | 9,235 | 858 |

Business Rates

Rateable Value (2023): To Be Reassessed

VAT and Costs

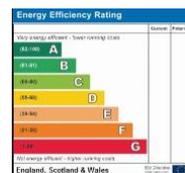
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

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.



All Enquiries

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MANCHESTER

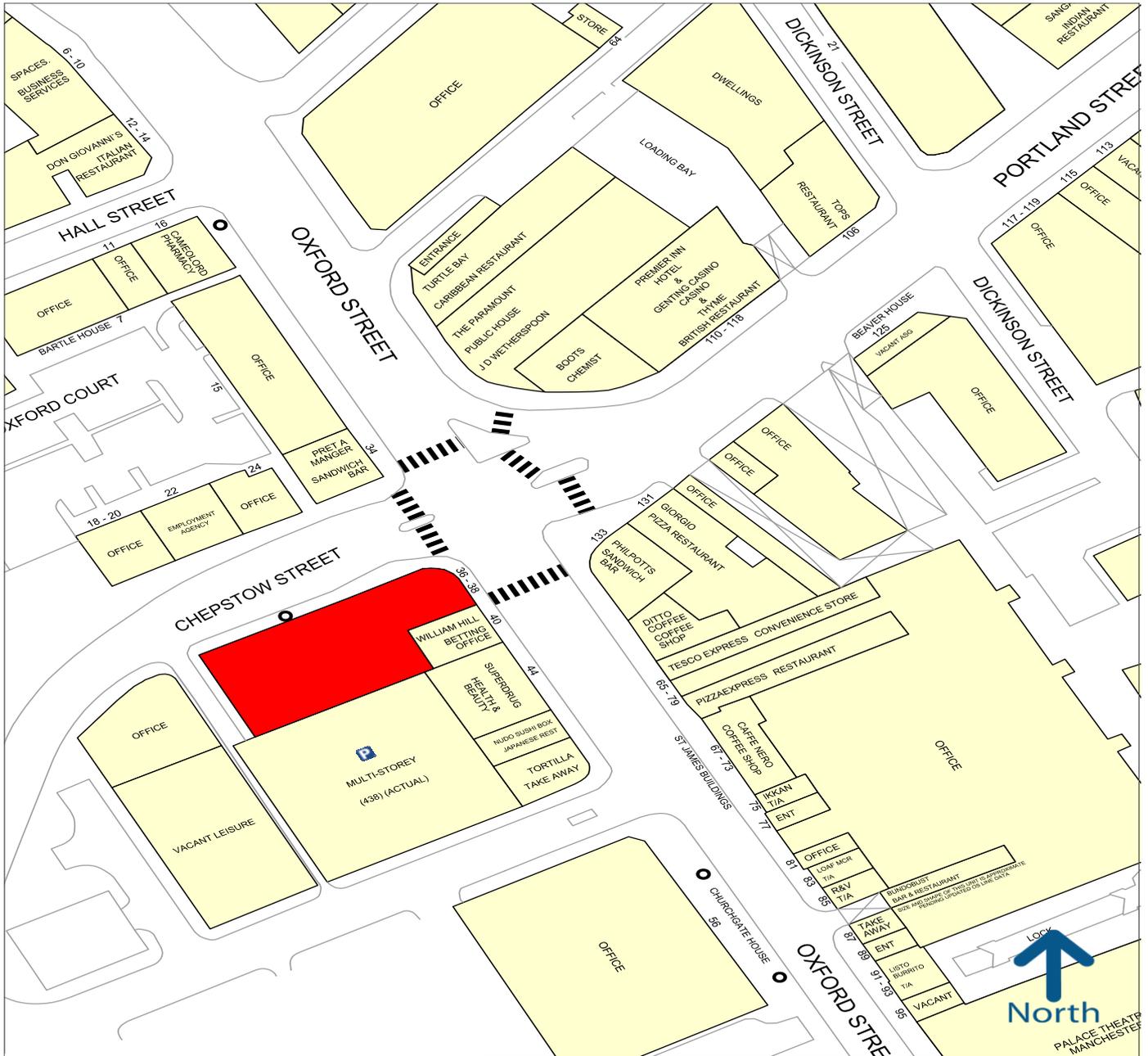
1 CHEPSTOW STREET, M3 5EJ

First Floor Leisure Opportunity

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Manchester Central



50 metres

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August 2023 Subject to Contract.

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