



217 The Box Works, 4 Worsley Street, Manchester, M15 4NU

Recently renovated internally to provide a high-end beauty salon/aesthetics clinic.

Summary

Tenure	To Let
Available Size	665 sq ft / 61.78 sq m
Rent	£18,000 per annum
Service Charge	N/A
Rateable Value	£10,250 100% Small Business Rates Relief may be available
EPC Rating	C (69)

Key Points

- Feature lighting
- Attractive communal gardens
- New parquet style flooring
- Densely populated residential area
- CCTV and security alarm
- New boiler
- Popular Castlefield location

Description

The property is a double fronted ground floor commercial unit that recently been renovated internally to provide a high-end beauty salon/aesthetics clinic. The unit could also be suitable for several other uses including retail, office, or café, subject to planning.

Internally the unit provides a largely open plan retail space to the front with the reception area separated from the main clinic by floor to ceiling glazed wall and door, with three treatment rooms off, plus W/C. The unit benefits from electrically operated security shutters to the front with an aluminium framed shopfront behind.

Location

The property is located in Urban Splash's popular Box Works mixed use development of shops, offices and apartments. Occupying a prominent position along Worsley Street just off Arundel Road and offering pedestrian access to Castlefield and Manchester City Centre.

All of the usual City centre transport facilities are available and are within short reach of this property. Other nearby occupiers include Morrisons Daily Supermarket, Co-op Food and Banyon Tree bar & café.

Accommodation

The accommodation comprises the following areas, As measured on a gross internal basis (GIA) in accordance with the RICS Property Measurement 1st Edition: -

Name	Building Type	sq ft	sq m
Ground	Retail	665	61.78
Total		665	61.78

Terms

The premises are available on a new IRI (internal repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

Security of Tenure

The lease is to be excluded from the security of tenure provisions of sections 24 to 28 of the Landlord and Tenant Act 1954. Tenants will be required to sign a statutory declaration prior to completion acknowledging the exclusion of security of tenure.

Service Charge

We understand that there is a service charge to cover external repair and maintenance of the common parts, with an amount in the region of £2,000 pa associated with this unit.

Business Rates

Rateable Value (2026 List) - £10,250

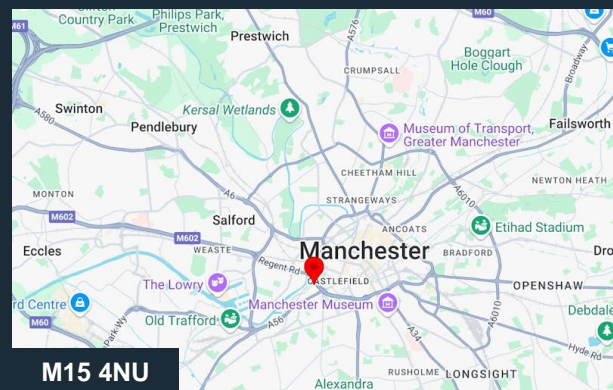
100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable.

VAT

We understand that VAT is not applicable to the rental charge.

Legal Costs

Each party are to be responsible for their own costs incurred in this transaction.



Viewing & Further Information

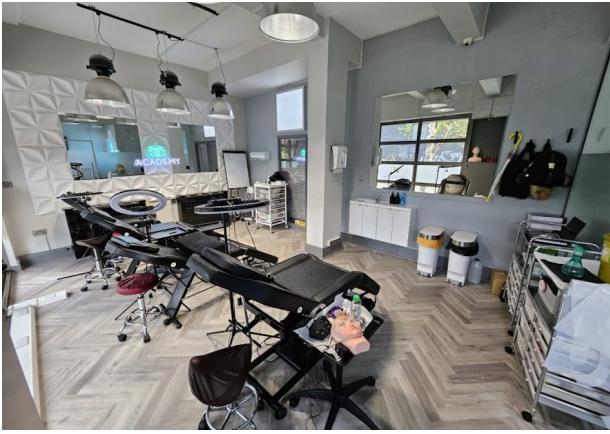


Steven Gifford-Dixon

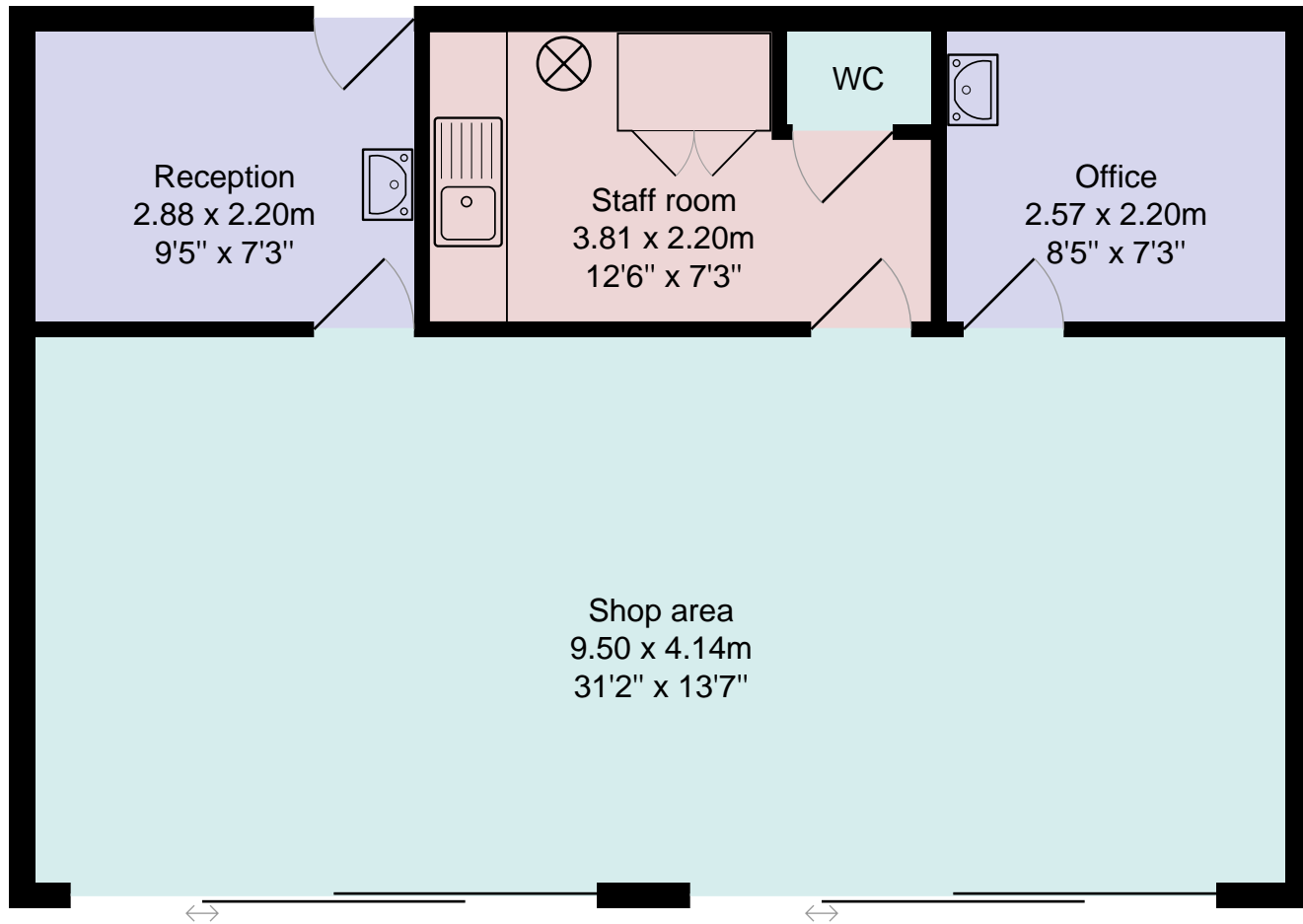
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Total Floor Area: 61.4 m² ... 661 ft²

All measurements are approximate and for display purposes only.
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