



40 Spring Gardens, Manchester, M2 1EN

Retail/Leisure unit situated in a prime location at the corner of Spring Gardens and King Street in Manchester city centre.

Summary

Tenure	To Let
Available Size	2,175 sq ft / 202.06 sq m
Rent	£65,000 per annum
Service Charge	£6,302 per annum
Rates Payable	£12.06 per sq ft
Rateable Value	£47,250
EPC Rating	Upon enquiry

Key Points

- Fitted as a hairdressers / health & beauty salon
- Central Manchester location between King St and Market St
- Suitable for a variety of uses
- Potential for extract route to the rear of the property into loading bay area

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Rent	£65,000 per annum
Rates Payable	£12.06 per sq ft
Rateable Value	£47,250
Service Charge	£6,302 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Currently fitted as a hairdresser/ health and beauty salon. Number of independent treatment rooms, main retail space and offices. Potential for external seating.

Video walkthrough available on the link below.

<https://youtube.com/shorts/O2KJ7bcOXfQ?feature=share>

Location

This unit is situated in Spring Gardens at the top of King St close to the retail pitch and leisure operators including Grand Pacific, Cibo, Flight Club and The Gotham. These are some of Manchester’s most impressive venues right on the doorstep. The property is ideally positioned for excellent transport links, with several tram stops just a two minute walk away, providing quick and easy access to the city’s extensive tram network.

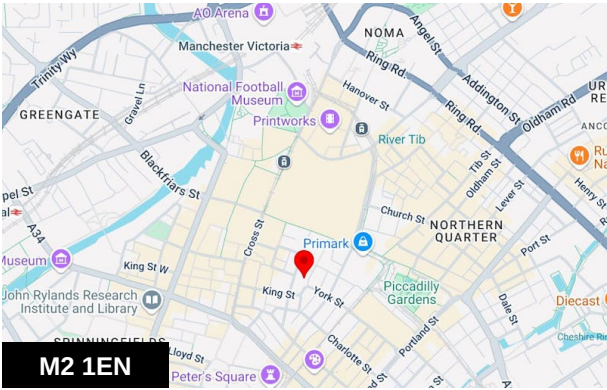
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,175	202.06	Available
Total	2,175	202.06	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. From 1st April 2025 to March 31 2026 relief will be 40% relief.



Viewing & Further Information



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