

49 Henry Street

Manchester, M4 5DH



TO LET

805 SQ FT
(74.79 SQ M)

£27,500 PER ANNUM

Unit To Let

- Prime Ancoats location
- Excellent city centre connectivity
- Walking distance to Piccadilly Station
- Strong local amenity offering
- Suitable for a variety of occupiers

49 Henry Street, Manchester, M4 5DH

Summary

Available Size	805 sq ft
Rent	£27,500 per annum
Rateable Value	£19,250 Based on 2026 valuation
Service Charge	Available Upon Request
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises are located in the Ancoats district of Manchester City Centre and occupies a prominent unit on Henry Street. The unit is off Blossom Street and close to Cutting Room Square.

Location

The premises are adjacent to Space and The Norah Store. Other operators in close proximity include The Edinburgh Castle Pub, Rudy's Pizza, Co-op, American Pies, Butter Bird, Canto and Jimmy's.

what3words - ///feast.clear.trim

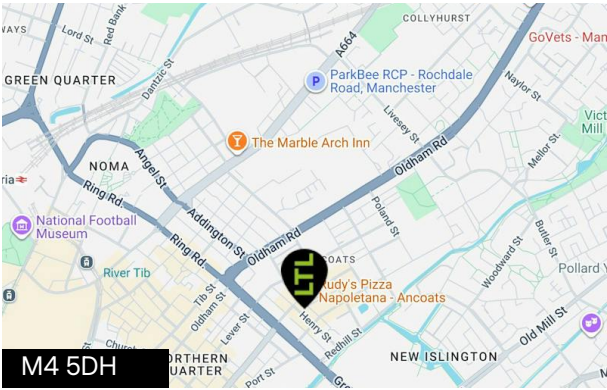
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	805	74.79
Total	805	74.79

Video

- Video Tour - <https://youtu.be/SSst-omAEMD4>



Viewing & Further Information



Elliott Gagan
0161 260 0075
egagan@ltlproperty.com



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 15/09/2026

