

# 79 Piccadilly

Manchester, M1 2BU



## TO LET

1,267 SQ FT  
(117.71 SQ M)

**£85,000 PER ANNUM**

**Retail unit in high footfall  
area**

- Strong footfall location
- Close to Piccadilly Train Station
- Double fronted
- Sainsbury's, Tesco, Greggs, KFC in close proximity
- Close to Northern Quarter
- Available from existing Tenants lease expiry Nov 2026

0161 260 0075  
ltproperty.com

# 79 Piccadilly, Manchester, M1 2BU

## Summary

|                |  |
|----------------|--|
| Available Size | 1,267 sq ft  |
| Rent           | £85,000 per annum  |
| Rateable Value | £45,000<br>Based on 2026 revaluation                         |
| Service Charge | A service charge is payable. Further information on request. |
| Legal Fees     | Each party to bear their own costs                           |
| EPC Rating     | Upon enquiry   |

## Description

The premises form part of the ground floor of a residential building. Originally two units, which have now been combined and benefit from a double frontage. They are currently fitted out as a coffee shop to a high standard.

## Location

The premises are located in Manchester City Centre, fronting Piccadilly, one of the busiest locations in Manchester City Centre, which links Piccadilly Train Station with prime Market Street.

The premises are adjacent to F45 Gym and The Tanning Lounge, with KFC, Tesco, Greggs and Costa Coffee all in close proximity.

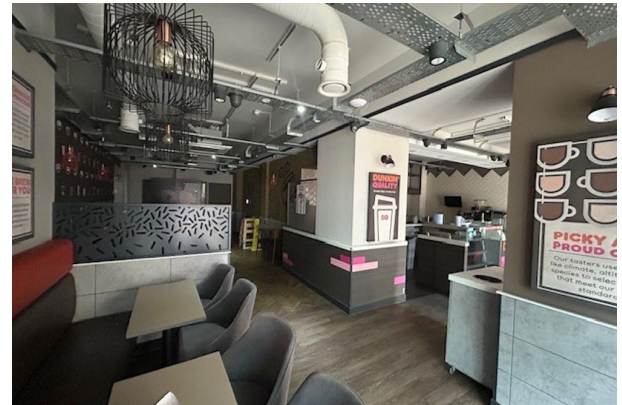
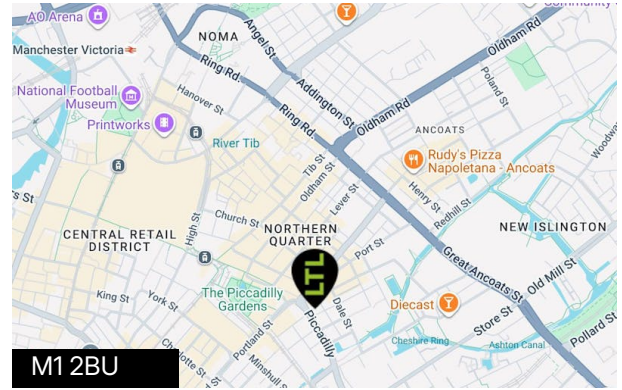
## Accommodation

The accommodation comprises the following areas:

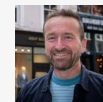
| Name         | sq ft        | sq m          | Availability |
|--------------|--------------|---------------|--------------|
| Ground       | 1,267        | 117.71        | Available    |
| <b>Total</b> | <b>1,267</b> | <b>117.71</b> |              |

## Video

- Video Tour - <https://youtu.be/B3lb7L4WoG8>



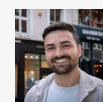
## Viewing & Further Information



**Jonathan Thompson**

0161 260 0075 | 07810 656 006

[jt@ltlproperty.com](mailto:jt@ltlproperty.com)



**Elliott Gagan**

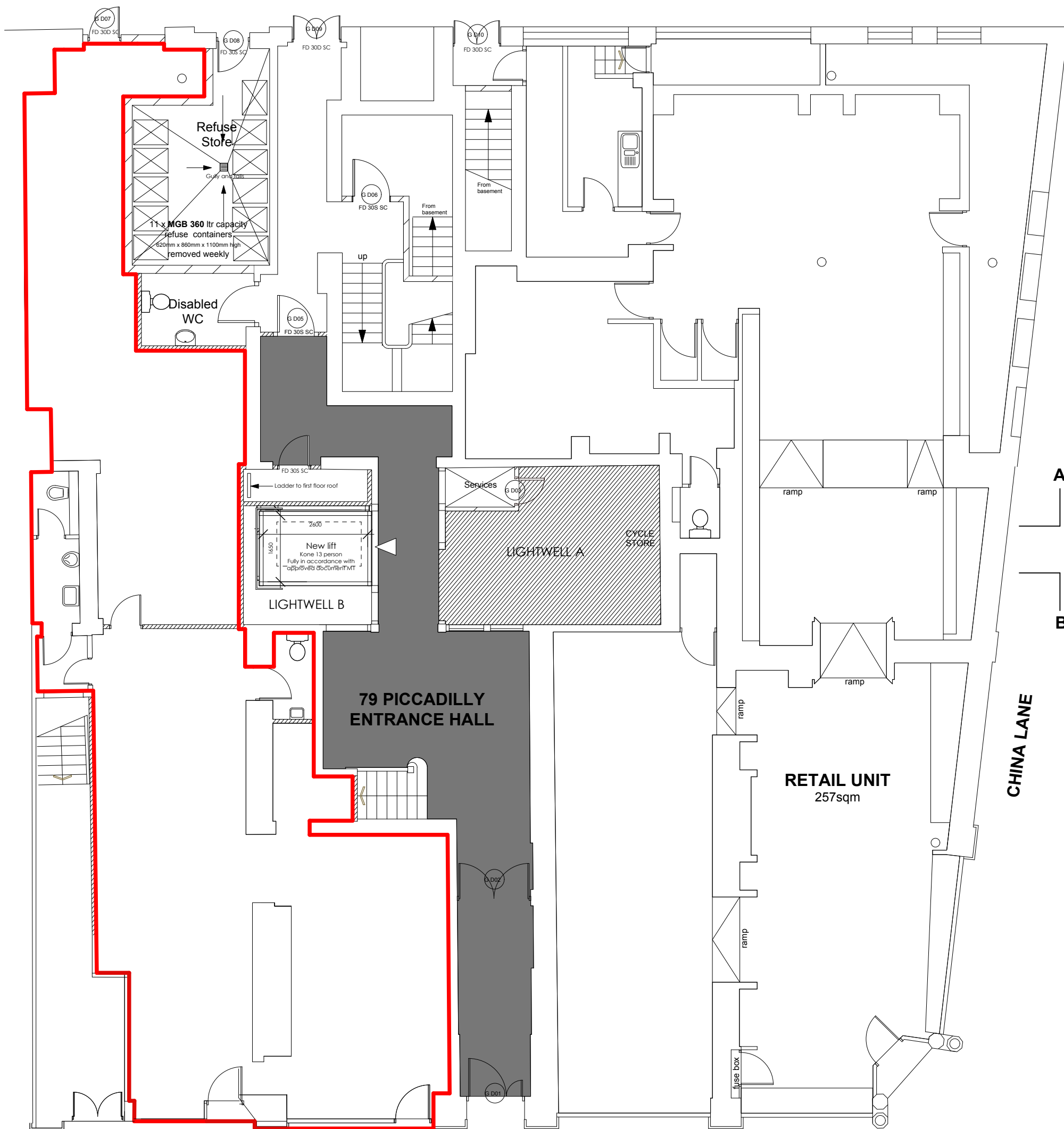
0161 260 0075

[egagan@ltlproperty.com](mailto:egagan@ltlproperty.com)

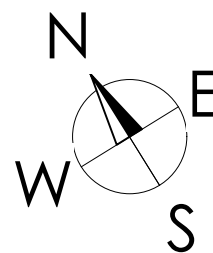


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**BACK PICCADILLY**



**PICCADILLY**



Description: 79 Piccadilly  
 Scale: 1:100@A3  
 Section: Ground Floor Plan  
 Version: 20/3/09  
 Drawn: NC  
 Location: K:\CAD\Piccadilly\As Built\883-AB(100)D ground 77-79.vwx

|   |          |     |
|---|----------|-----|
| Red line removed                        | 06-03-09 | D   |
| Areas revised following client comments | 04-03-09 | C   |
| Drawing revised following               | 03-03-09 | B   |
| Disabled WC door handed                 | 31-10-08 | A   |
| description                             | date     | rev |

|   |                              |
|---|------------------------------|
| PICCADILLY ESTATE<br>for<br>Eastern Green Ltd         | scheme<br>883                |
| <b>77-83 PICCADILLY</b><br>Ground Floor Plan Resurvey | no.<br><b>AB(100)</b>        |
|   | rev<br>D                     |
|   | scale<br>1:100@A3, 1:50 @ A1 |
|   | date<br>29-09-08             |
|   | drawn<br>PTM                 |

79 Piccadilly

