

8 Oxford Road

Manchester, M1 5QA



TO LET

3,068 SQ FT
(285.03 SQ M)

£115,000 PER ANNUM

**Available subject to
vacant possession**

- 3 storey retail unit fronting Oxford Road
- Opposite Circle Square, one of Manchester newest mixed use developments
- Close to Manchester's two main Universities
- Occupiers in close proximity include Caffè Nero, KFC, ASDA and Greggs.
- High footfall location

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Summary

Available Size	3,068 sq ft
Rent	£115,000 per annum
Rates Payable	£33,184 per annum Based on 2026 revaluation. Interested parties are advised to check this figure with the local rating authority.
Rateable Value	£66,500
Service Charge	A service charge is payable, further information on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises provide 3 floors of accommodation. The Ground and First floors offer sales space, with the basement providing storage facilities. The sales space is fitted out to a high standard.

Location

The premises are located in Manchester City Centre and front Oxford Road, one of Manchester's busiest thoroughfares. Oxford Road links Manchester two main Universities with the City Centre. The premises form part of an existing retail parade and are opposite Circle Square, one of Manchester's newest commercial and residential districts.

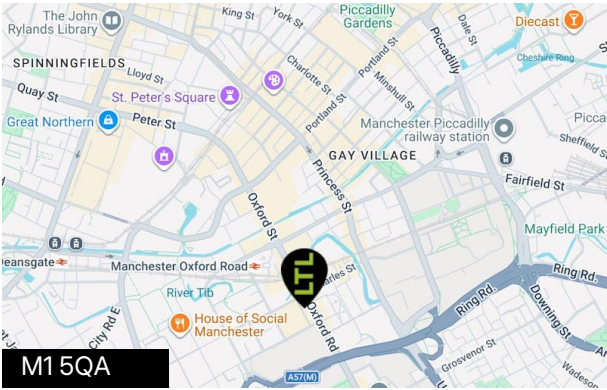
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Basement	818	75.99
Ground	1,161	107.86
1st	1,089	101.17

Video

● Video Tour - <https://youtu.be/b9n9bliMVKc>



Viewing & Further Information



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