

MANCHESTER
27 Market Street



PRIME LEASE FOR SALE – Subject to Relocation
Confidential – Staff Unaware



LOCATION

The property occupies a prime position on Market Street Street, the prime pedestrianised shopping street in Manchester City Centre benefitting from excellent footfall. The property sits adjacent to 3Store and Vodafone with other national multiple retailers close by including Boots, Ann Summers, Schuh, Mango and Urban Outfitters.

TERMS

The property is available by way of assignment of an existing lease expiring 1st July 2016.

Each party is to be responsible for their own legal and associated costs incurred in the transaction.

RENT

£150,000 per annum exclusive

EPC

An Energy Performance Certificate has been instructed and will be available shortly

Accommodation

| | | |
|--------------|------------|-----------|
| Ground floor | 54.99 sq m | 592 sq ft |
| Basement | 25.91 sq m | 279 sq ft |
| Total | 80.90sq m | 871 sq ft |

Business Rates and Service Charge

| | |
|-----------------------------------|----------|
| Rateable Value (2010) | £143,000 |
| Uniform Business Rate (2013/2014) | £0.471 |
| Rates Payable (2013/ 2014) | £45,922 |
| Service Charge | TBC |

All viewings must be arranged via sole agents Cushman & Wakefield:

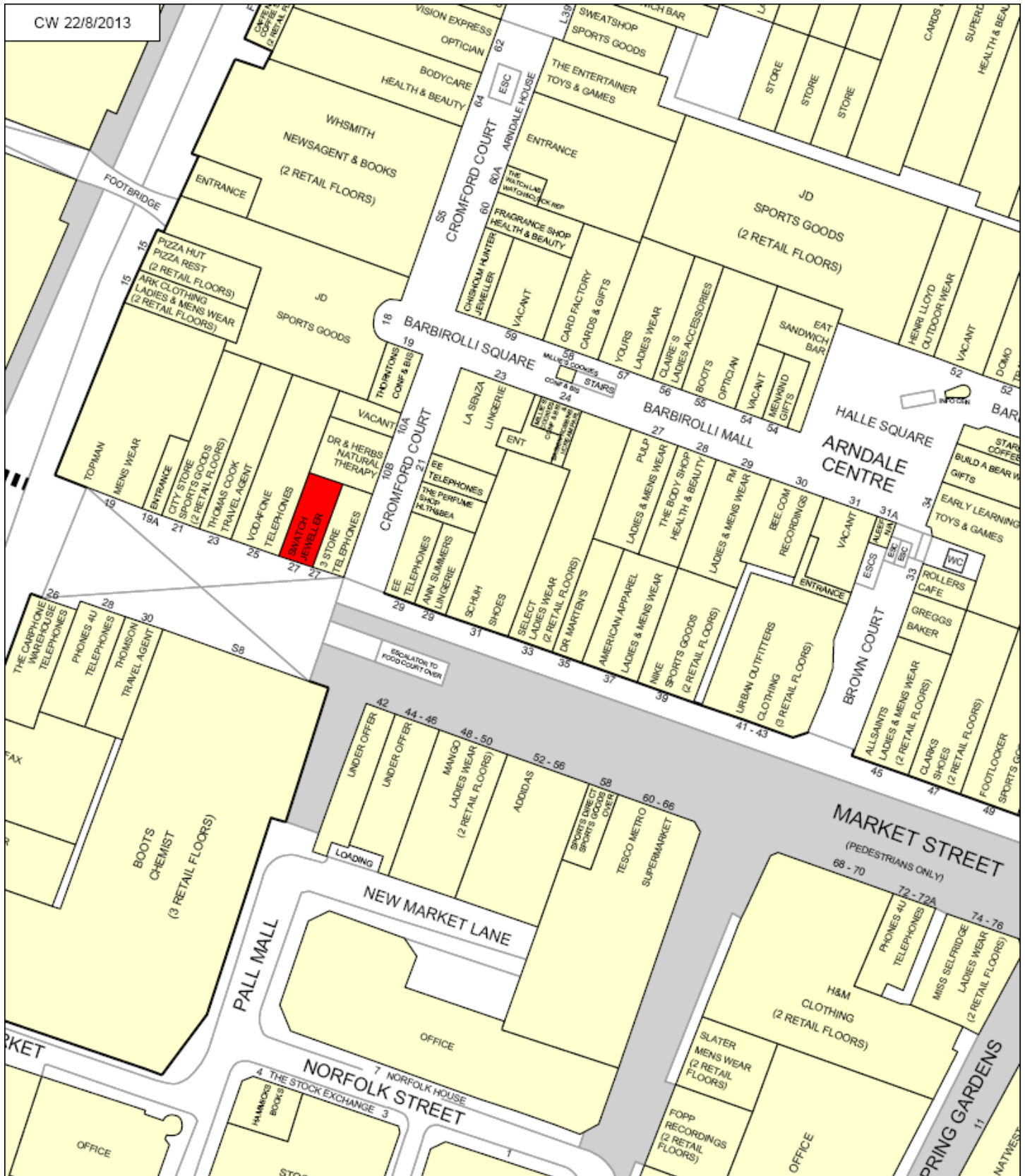
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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.