

## SHOP LEASE AVAILABLE



## MANCHESTER – Unit L34 Arndale Centre

### Location

The Arndale in Manchester covers almost 1.5 million sq ft and welcomes approximately 41 million visitors each year. The shopping centre is anchored by Next, & TK Maxx with other major occupiers including H&M, Superdry and TopShop.

The subject unit occupies a prime location in the heart of the scheme being close to Dune, Lego, Lush and Smiggle.

### Lease

The property is held on a Lease for a term to expire 24<sup>th</sup> March 2021. The current passing rent is **£390,750** per annum exclusive.

### Accommodation

The property is arranged over ground and mezzanine floors and provides the following areas:

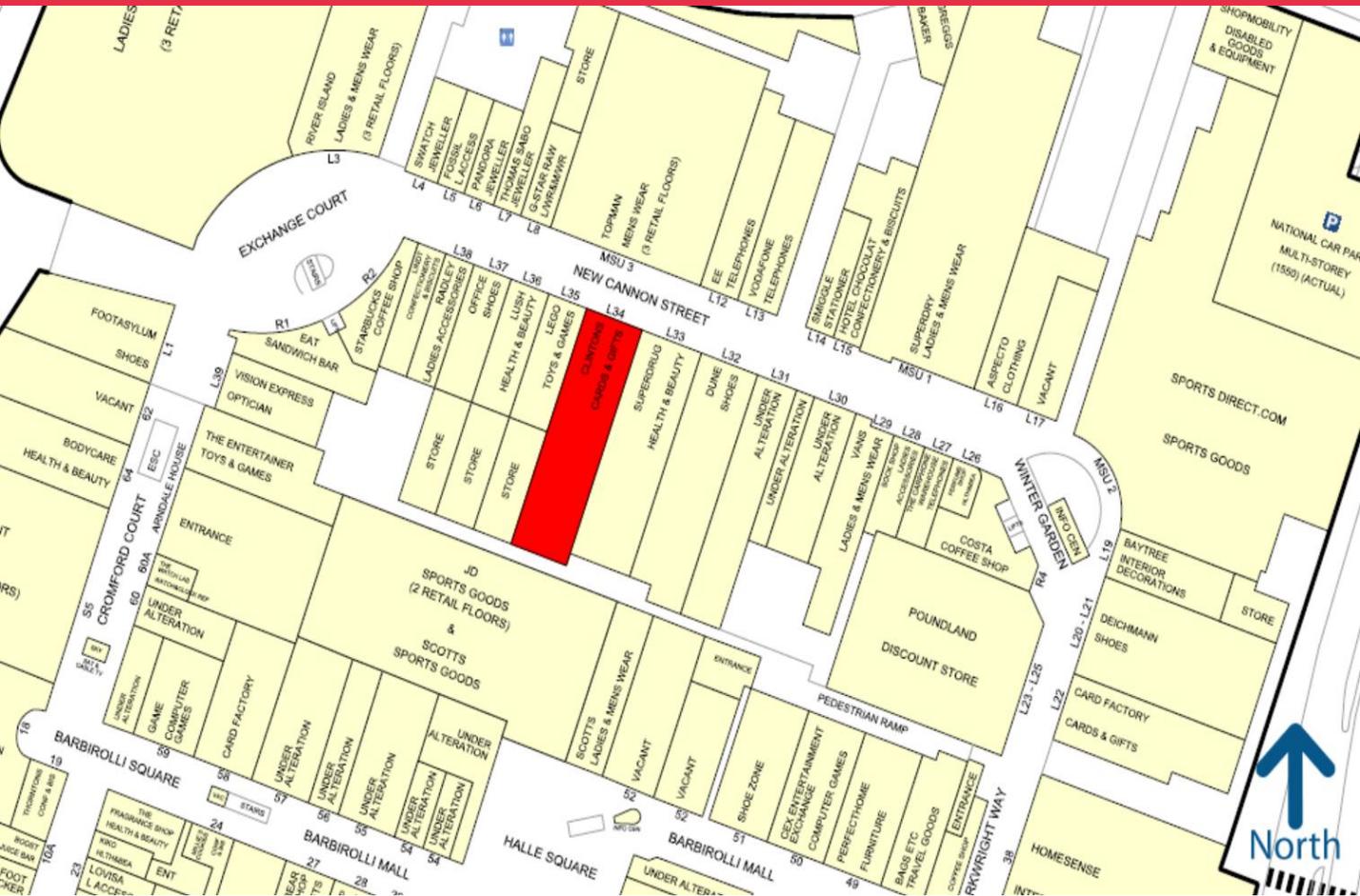
Ground Floor	4,590 sq ft	426.6 sq m
Mezzanine Storage	389 sq ft	36.15 sq m

### Rates

We are informed by the Local Rating Authority that the rates assessed are as follows:

Rateable Value:	<b>£400,000</b>
Rates Payable:	<b>£192,000</b>

Note: Interested parties are advised to verify these figures with the Local Authority



Plan not to scale. Experian Goad Plan created 27/01/18. Created by Knight Frank. Copyright and Confidentiality, 2016. © Crown Copyright and Database Rights 2016 OS100019885.

## EPC

A copy of the EPC certificate is available upon request.

## Legal

Each party is responsible for its own legal costs incurred in this transaction.

## SUBJECT TO CONTRACT

## Viewing

For further information, please contact :

**Mike Wimble**

+44 (0) 207 861 1569

+44 (0) 776 434 8691

[Mike.wimble@knightfrank.com](mailto:Mike.wimble@knightfrank.com)