

Manchester City Centre Unit E2a, City Tower

Retail/Leisure Unit to Let



Location

Piccadilly Gardens is one of Manchester's main public squares and a central transport hub, with an annual passing footfall in excess of 22 million. The area benefits from a diverse offering of retail, leisure and business uses centred onto the central green space with proposed plans for improvements to the public realm.

City Tower is a landmark Manchester office building which has benefitted from substantial investment in recent years. The subject premises occupy a prominent location at the entrance of City Tower fronting directly onto Piccadilly Plaza and the Piccadilly Garden.

Starbucks, Philpotts, Grill on New York Street and Marks and Spencer are occupiers within the scheme, while Pret a Manger, Caffè Nero and Pizza Express also trade within the vicinity.

Accommodation

The property is arranged over ground floor comprising the following approximate areas:

Ground Floor: 1,600 sq ft 149 sq m

There is potential to combine the unit with the adjacent unit E2b, to create a 3,227 sq ft unit.

Rent

£70,000 per annum exclusive.

Tenure

The premises are offered by way of a new lease on a Full Repairing and Insuring lease for a term of years to be agreed.

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£38,750
Rates Payable	£18,561

(Interested parties are advised to make enquiries with the Local Authority)

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Service Charge

The service charge payable for the current year is £9,687.89.

EPC

Available on request.

Viewing & Further Information

Strictly by prior arrangement only with:

Steve Henderson
shenderson@savills.com
07870 999 618
0113 220 1206

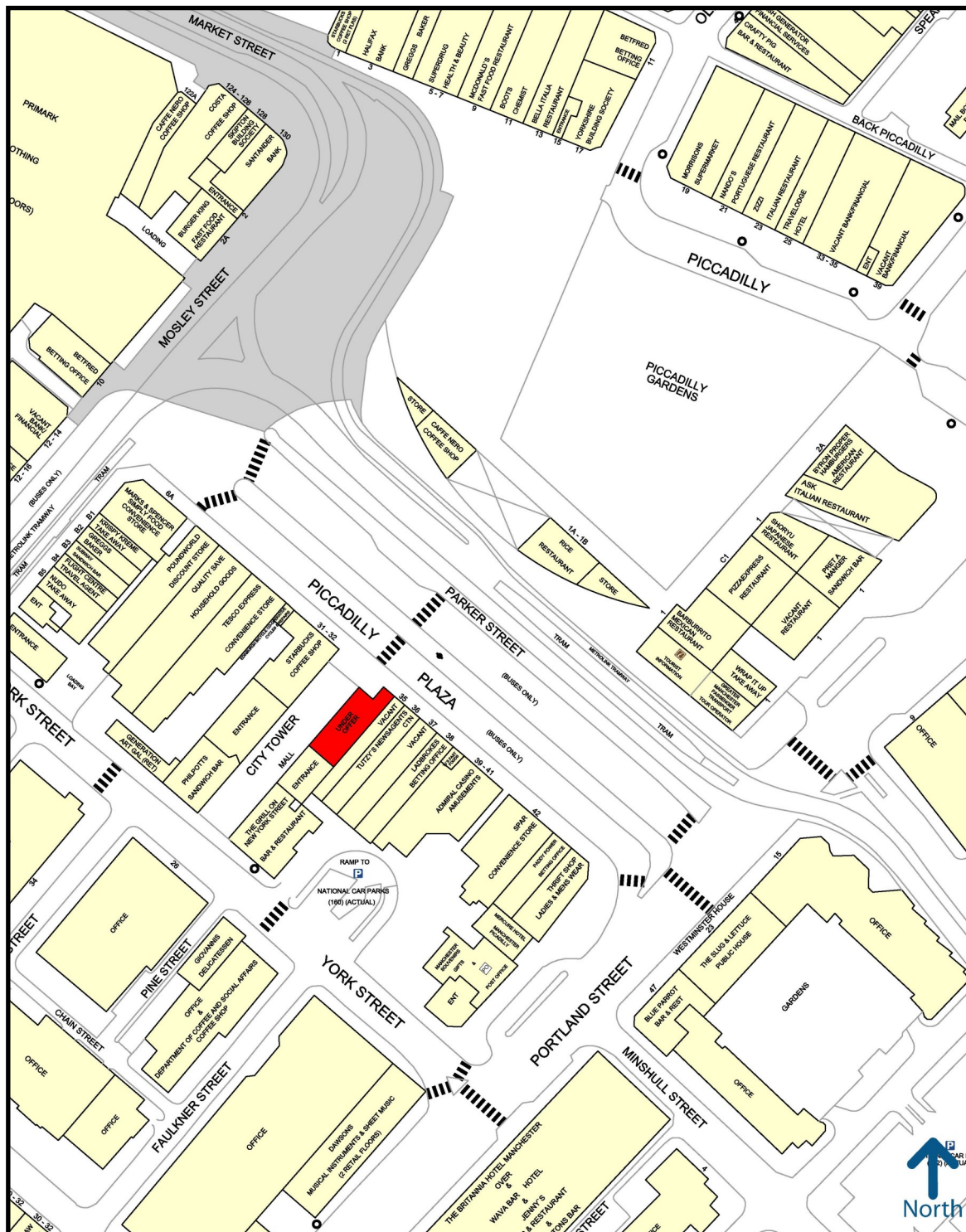
Russell McGill
Russell.mcgill@savills.com
07500 047967
0161 602 8246

or contact our Joint Agent
David Fox at Colliers
020 7344 6834

savills.co.uk/retail



Shaping Retail.



Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. April 2018

savills.co.uk/retail



Shaping Retail.