



Prominent Corner Unit To Let

Location

Located at the heart of Manchester's retail core, Exchange Street is situated within the city's premium retailing area linking St Anns Square, Market Street and New Cathedral Street.

Description

The unit enjoys a very prominent corner location facing St. Anns Square, adjacent to Fat Face. It is in close proximity to Harvey Nichols, Selfridges, The Royal Exchange and M&S. Brands including: French Connection & Other Stories, Oliver Bonas, Hotel Chocolat, Barbour, Watches of Switzerland, Lulu Lemon and Swarovski are all in the immediate vicinity.

Schedule of Accommodation

The premises are arranged over ground and mezzanine levels comprising the following approximate floor areas:-

Ground Floor	0 Sq M	(784 Sq Ft)
Remote Mezzanine	0 Sq M	(94 Sq Ft)

Terms

The premises are available by way of a new effective full repairing and insuring lease for a term to be agreed, subject to a 5th year rent review.

Rent

£115,000 Per annum exclusive.

Rates

Rateable Value (2017) £88,500
UBR (2019/20) 50.4p

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

A full copy of the EPC is available upon request from the agents.

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

For further information and viewing arrangements please contact:

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Misrepresentation Act

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