# MANCHESTER Unit 1, Exchange Street, M2 7HA

# Lambert Smith Hampton





# **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**

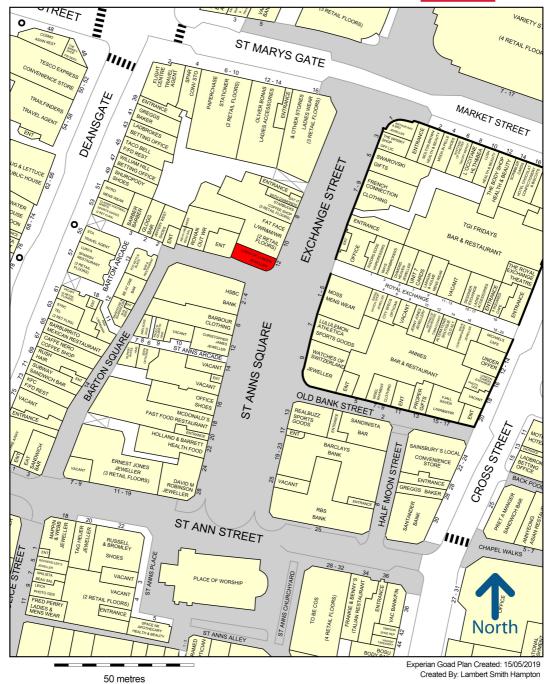
For further information and viewing arrangements please contact:

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Joint Agent - Savills 0161 236 8644 0161 228 6411 www.lsh.co.uk







Map data

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