

TO LET

RETAIL UNIT WITH A2
PLANNING
51 Piccadilly
Manchester
M1 2AP



Location

Piccadilly is an important street linking the prime retail, leisure and office areas of the city centre with Manchester Piccadilly train station, which is a 5 minute walk away. Piccadilly Gardens opposite is the city's largest open space with lawns and seating areas which attract workers and visitors all year round. Piccadilly Gardens is a major transport hub with bus and Metrolink connections and it also boasts some of the highest footfall in Manchester city centre. According to the Manchester City Council website, the Gardens have a footfall of 90,500 on weekdays, 147,500 on a Saturday and 67,200 on Sundays.

The subject premises are situated on Piccadilly adjacent to Wetherspoons and directly opposite No.1 Piccadilly which is let to ASK Italian, Byron and Pizza Express. Debenhams, Primark, Starbucks, Tesco Express, McDonalds, Travelodge, M&S Food, Zizzi, Nando's and Morrisons are all represented fronting the Gardens.

Accommodation

The premises, which are Grade II Listed, are arranged over ground floor and basement.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,000	92.9
Basement	545	50.6

Rent

£75,000 per annum exclusive.

Tenure

The premises are available to let by way of a new effective fully repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £49,000.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

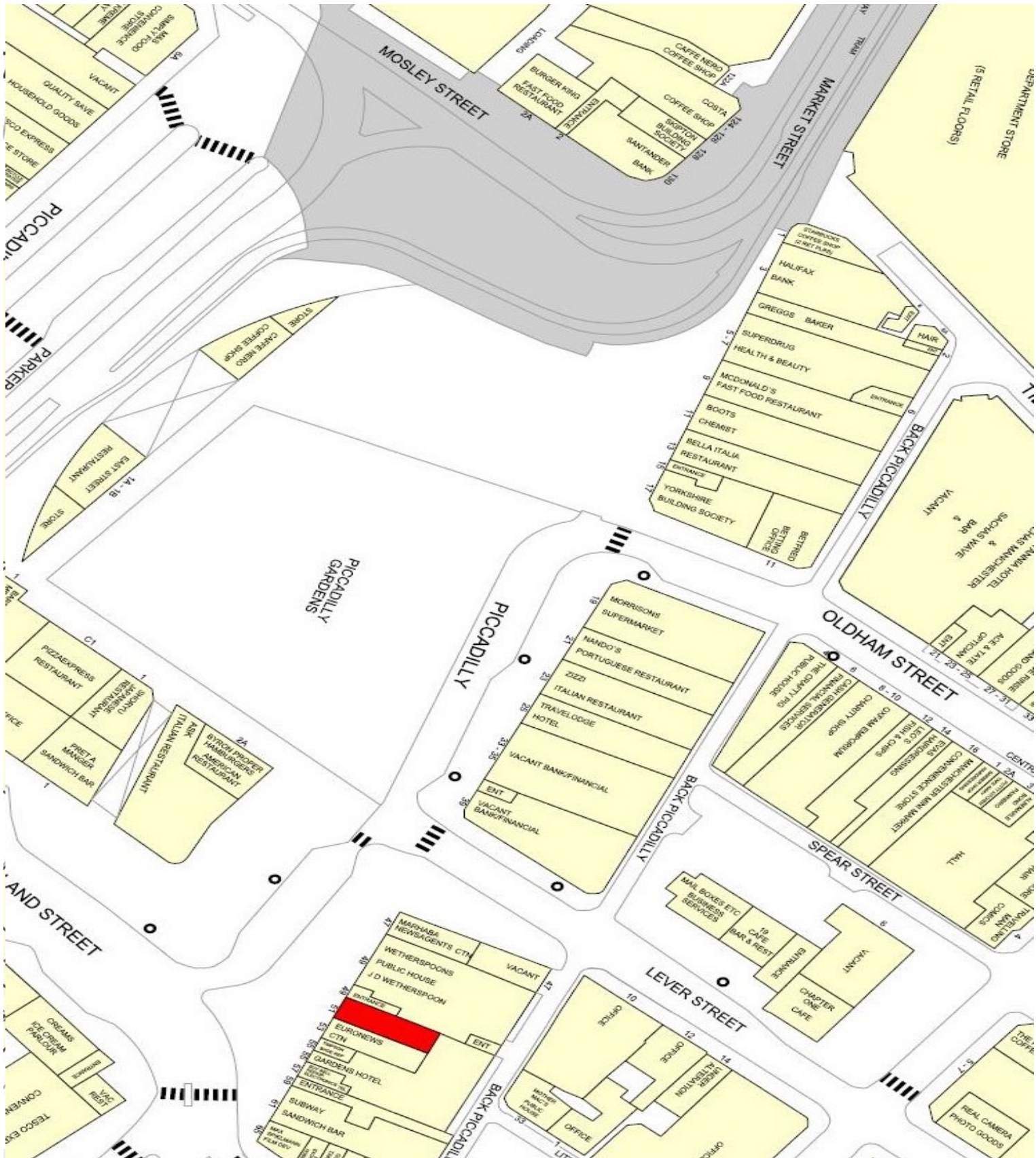
Details prepared August 2019

Viewing Strictly through the joint letting agents.

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