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# TO LET

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- ✔ Located in the heart of Manchester's retail core
- ✔ Prominent corner unit
- ✔ £115,000 per annum exclusive



Unit 1, Exchange Street, MANCHESTER M2 7HA

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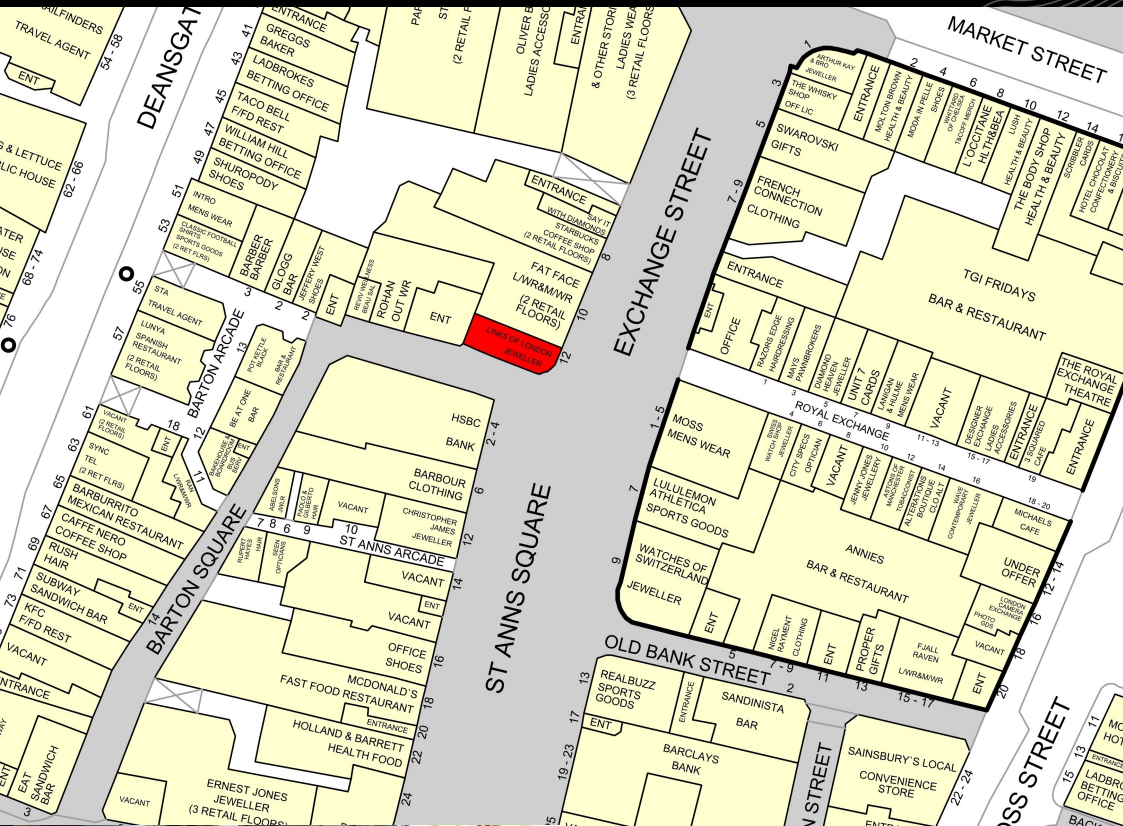
Prominent Corner Unit To Let

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878 Sq Ft  
(82 Sq M)

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# Unit 1, Exchange Street, MANCHESTER M2 7HA



## 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.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	784	73
Remote Mezzanine	94	9
<b>Total</b>	<b>878</b>	<b>82</b>

## EPC

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

## 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.

## 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

## RENT

£115,000 Per annum exclusive.

## BUSINESS RATES

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

## VAT

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

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

[lsh.co.uk](http://lsh.co.uk)

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**Lambert  
Smith  
Hampton**

Richard Lyons  
0161 242 8070  
[rlyons@lsh.co.uk](mailto:rlyons@lsh.co.uk)

Joint Agent - Savills  
0161 236 8644