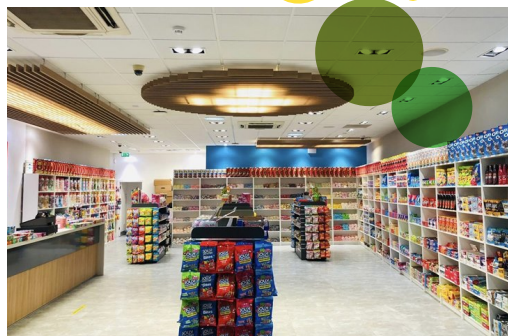


# Prime shop to let.

Manchester, 82-84 Market Street.

M4 1PD.



100% prime position on Market Street.

Highest footfall location.

Opposite Arndale & the new Uniqlo.

## Contact.

### Archie Morriss

archie.morriss@gcw.co.uk  
020 7647 4822

### Callum Mortimer

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020 7647 4824

## Location.

The premises occupy a 100% prime location on the south side of Market Street bounded by Spring Gardens and Fountain Street, directly opposite the new **Uniqlo** flagship store.

Nearby occupiers include **Primark, H&M, Adidas, Urban Outfitters, TK Maxx, Footlocker, Boots, Size?, Sports Direct, Metro Bank** and **Dr Martens**.

## Accommodation.

Net internal floor areas:-

Ground Floor	138.70 sq m	1,493 sq ft
First Floor	123.50 sq m	1,329 sq ft
Second Floor	129.70 sq m	1,396 sq ft
Third Floor	115.90 sq m	1,248 sq ft

## Rent.

Upon application.

## Business Rates.

**Rateable Value** £246,000

**UBR (2021/22)** 51.2p

The business rates holiday for all 'eligible' retail and leisure businesses has been extended until 30th June 2021. For enquiries and to verify this, please contact the local authority on 0161 234 5006.

## Lease Terms.

A new FRI lease for a minimum term of 10 years, subject to 5 yearly rent reviews.

## Energy Performance Certificate.

Band C. Report available upon request.

## Legal Costs.

Each party to be responsible for their own costs.

**Subject to Contract & Vacant Possession.**

March 2021

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M4 1PD.



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