

## PRIME CITY CENTRE RETAIL UNIT TO LET

**34 KING STREET, MANCHESTER, M2 6AZ**



### LOCATION

The property is located on the pedestrianised section of King Street, one of Manchester's premier fashion pitches. The unit is situated adjacent to Charles Tyrwhitt and Bravissimo. Occupiers in the immediate vicinity include The Body Shop, White Company, T M Lewin and Jack Wills.

### ACCOMMODATION

The premises comprise ground floor and basement sales which extend approximately as follows:

Ground Floor	1,277 sq ft	(119 sq m)
Basement	1,044 sq ft	(97 sq m)
Internal Width	21 sq ft	(6.55 sq m)
Shop Depth	56 sq ft	(19.93 sq m)

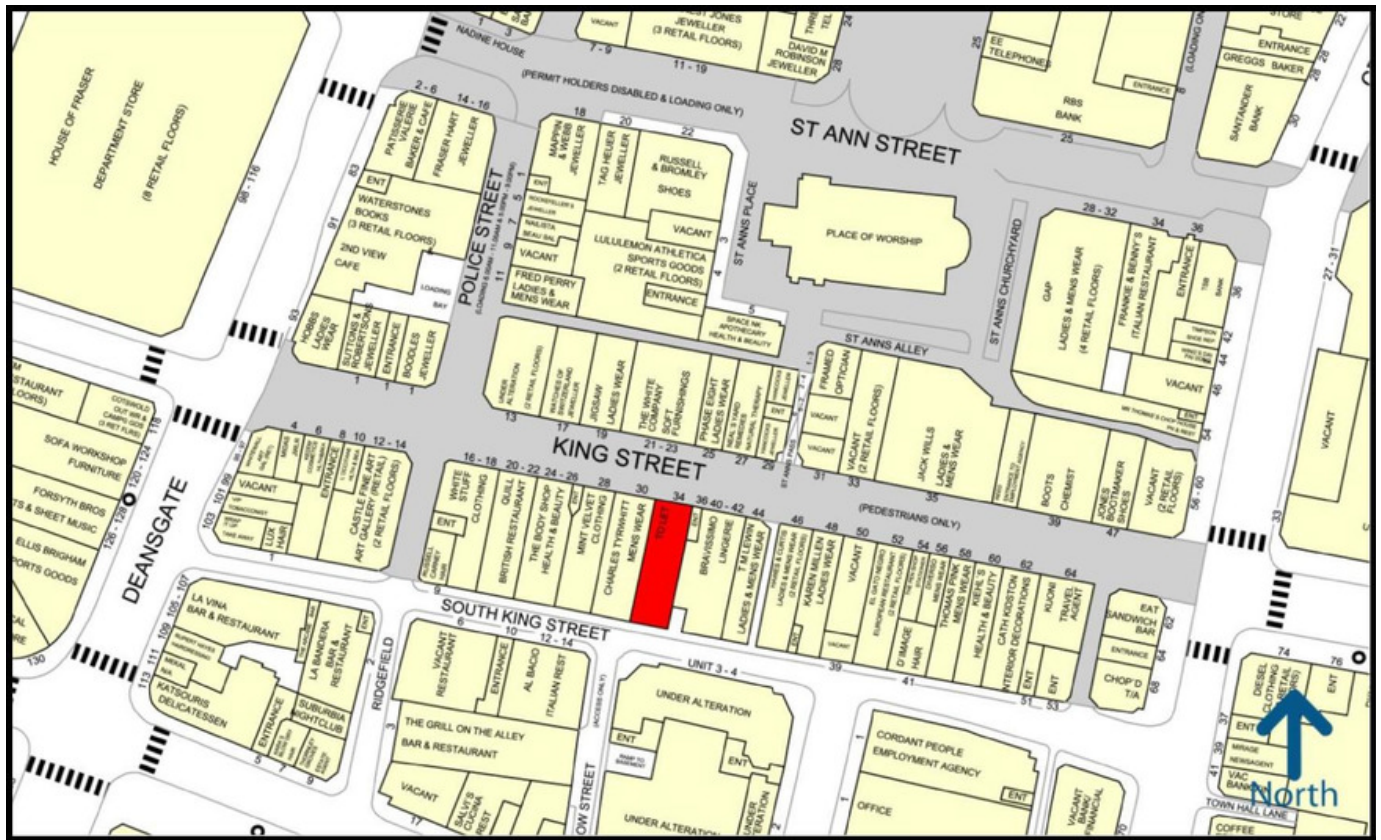
### TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

### RENT

£115,000 per annum exclusive..

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### VAT

All prices and rents are quoted exclusive of, but may be liable to, VAT.

### RATES

We are advised that the rateable value of the property is £81,372. Interested parties are advised to verify this information via the local authority website ([www.voa.gov.uk](http://www.voa.gov.uk)).

### LEGAL COSTS

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

### ENERGY PERFORMANCE CERTIFICATE

The premises have an energy performance asset rating of 115 (Band E). A full copy of the EPC is available upon request.

### VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Warwick Smither

Telephone: 0161 828 8792

Mobile: 0779 957 6966

Email: [wsmither@cheetham-mortimer.com](mailto:wsmither@cheetham-mortimer.com)

or via our joint agents Barker Proudlove

Contact: Gary Crompton

Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

### SUBJECT TO CONTRACT

MAY 2019

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