

# MANCHESTER

## RETAIL UNIT TO LET

56 King Street, M2 4LY

**LYONS  
THOMPSON  
LETT**  
PROPERTY CONSULTANTS



### Location and Description

The property is situated in the prime pedestrianised pitch of King Street, close to other quality retail operators including Cath Kidston, Kiehls, Charles Tyrwhitt, Patagonia, The White Company and Jigsaw.

### Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent - £49,500 per annum.

### Service Charge and Insurance

A service charge is payable. Further information on request.

### Accommodation

The premises comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	551	51.2
Basement	250	23.2

### Business Rates

Rateable Value (2018) £40,440

UBR (2019/20) 49.1p

### VAT and Costs

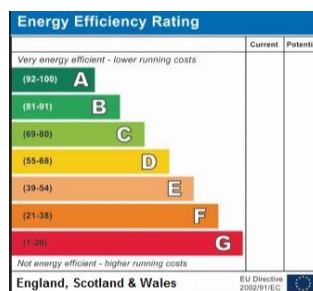
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Subject to Contract

### EPC

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

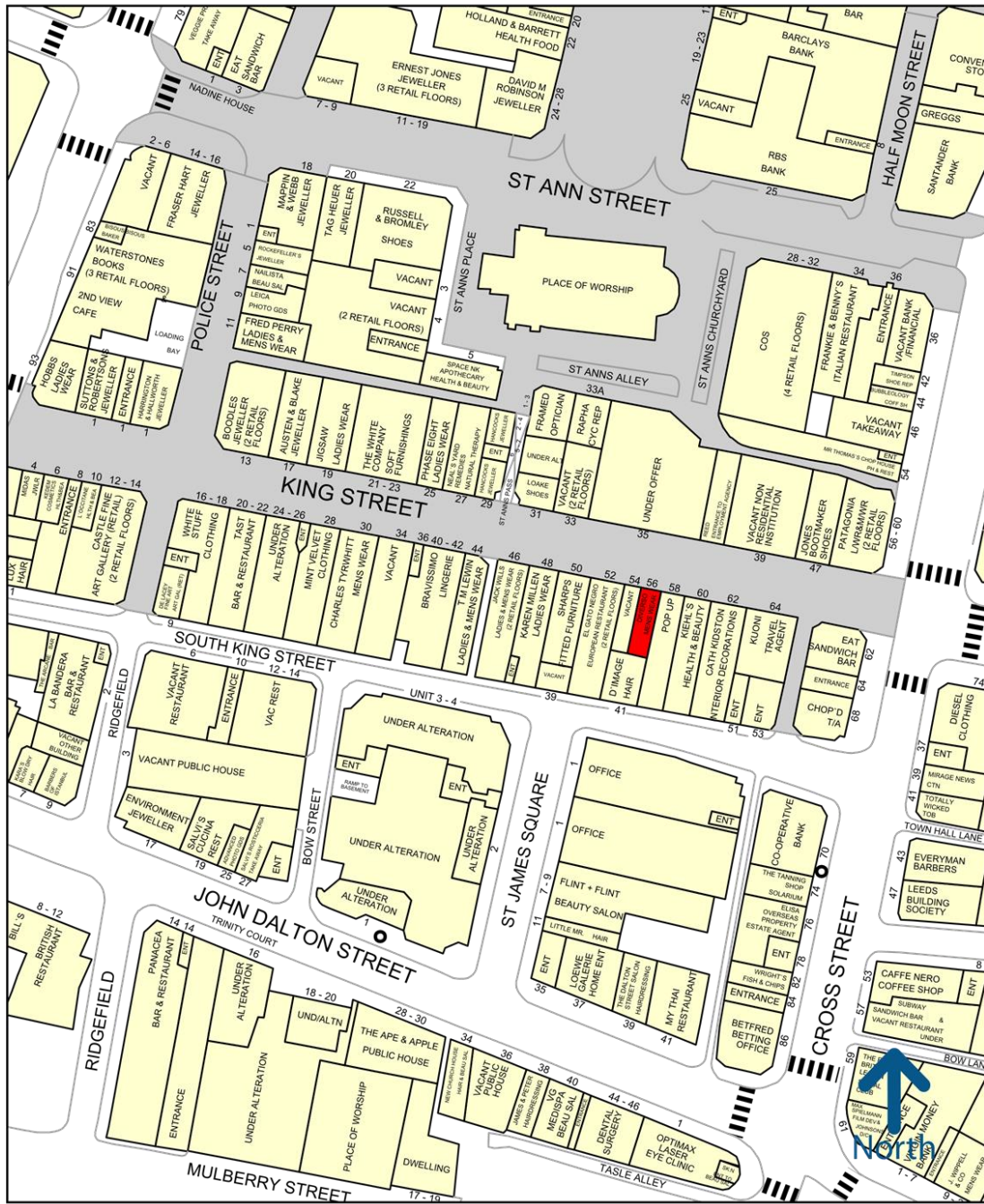


### All Enquiries

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Experian Goad Plan Created: 17/12/2019  
Created By: LTL Property Consultants Limited



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October 2019. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.