

# Tushingham Moore

CHARTERED SURVEYORS

## MANCHESTER

56 KING STREET, M2 4LY

## PRIME RETAIL UNIT



### Ground Floor Sales

51.1 sq.m (550 sq.ft)

### Basement Ancillary

25.4 sq.m (274 sq.ft)

### Rent

£55,000 per annum exclusive

### Location

The premises occupy an excellent retailing position on pedestrianised King Street. The premises are adjacent to **Thomas Pink & The Pen Shop** and in close proximity to **Crombie, Jack Wills, Bravissimo, Jaeger, Jigsaw, White Company** and **Hermes** amongst others.

### Accommodation

The premises provide ground floor sales and basement ancillary accommodation with the following approximate dimensions and floor areas:-

Internal Width	3.51 m	(11'5")
Shop Depth	17 m	(55'9")
Ground Floor Sales	51.1 sq.m	(550 sq.ft)
Basement Ancillary	25.42 sq.m	(274 sq.ft)

(All measurements have been calculated in imperial and converted to metric).

### Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

£55,000 per annum exclusive.

### Code of Practice

The landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request. A copy of the Code of Practice can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London, SW1P 3AD, Tel: 0207 334 3795 or alternatively from the website: [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk)

### SUBJECT TO CONTRACT & WITHOUT PREJUDICE

Acresfield, St Ann's Square,  
Manchester, M2 7HA  
Fax: 0161 833 1630

### Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2010)	£55,500
UBR (2014/15)	48.2p
Rates Payable (2014/15)	£26,751

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 0161 245 4200).

### Costs

1. All figures quoted are subject to VAT where applicable.
2. The ingoing party is to be responsible for their own legal costs incurred in the transaction.

### Viewing

Appointments to view should be made strictly by prior appointment through Jonathan Thompson of this office.

Email: [jthompson@tushinghammoore.co.uk](mailto:jthompson@tushinghammoore.co.uk)

**0161 833 1197**  
[www.tushinghammoore.co.uk](http://www.tushinghammoore.co.uk)

