

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

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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