



RETAIL UNIT TO LET

Location

The subject property occupies a prominent location on the pedestrianised section of King Street, immediately adjacent to Karen Millen and the soon to open El Gato Negro restaurant. The premises are opposite Jack Wills and Hermes with Thomas Pink in close proximity.

Recent lettings along King Street in the last 12 months include Hobbs, Hawes & Curtis, Neal's Yard, Mint Velvet, Diverso & Jigsaw amongst others.

Schedule of Accommodation

The premises are arranged over ground and 3 upper floors providing the following (approximate dimensions and net internal) floor areas:-

Internal Width	5.58 Metres	(18 Feet 6 Inches)
Shop Depth	19.53 Metres	(63 Feet 2 Inches)
Ground Floor Sales	100.33 Sq M	(1,080 Sq Ft)
Ground Floor Store	4.09 Sq M	(44 Sq Ft)
First Floor Sales	36.7 Sq M	(395 Sq Ft)
First Floor Ancillary	40.88 Sq M	(440 Sq Ft)
Second Floor Ancillary	70.33 Sq M	(757 Sq Ft)
Third Floor Ancillary	81.57 Sq M	(878 Sq Ft)

Terms

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

Rent

£120,000 per annum exclusive.

Rates

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

Rateable Value (2010) £110,000
UBR (2015/16) 49.3p
Rates Payable (2015/16) £54,230

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

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.

The property has an EPC rating of F(142).

Subject to Contract

VIEWING DETAILS/FURTHER INFORMATION

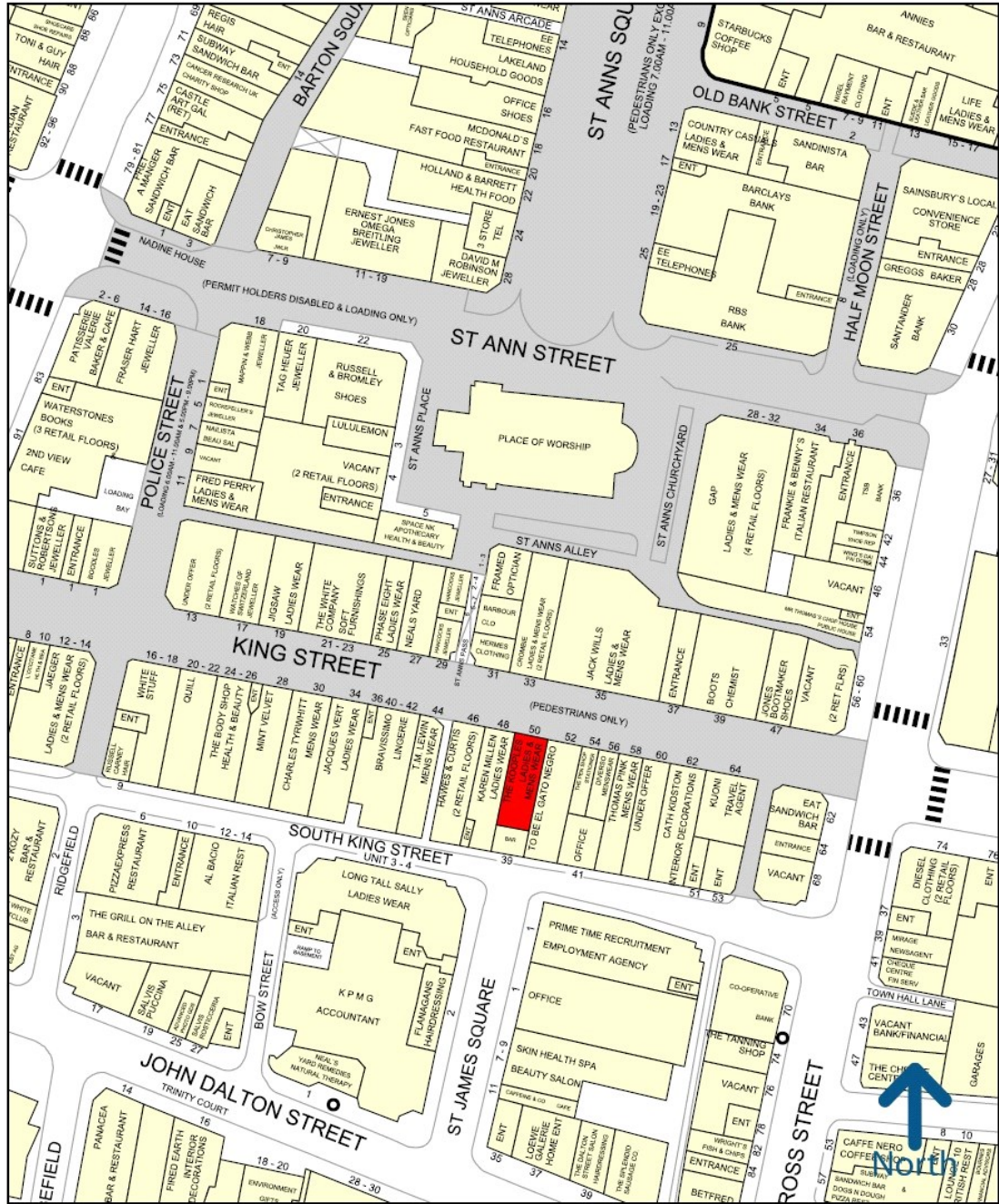
For further information and viewing arrangements please contact:

Jonathan Thompson
0161 228 6411
jthompson@lsh.co.uk

Joint Agent - Barker Proudlove
0161 631 2855

0161 228 6411
www.lsh.co.uk

**3 Hardman Street,
Spinningfields
Manchester M3 3HF**



50 metres

Experian Goad Plan Created: 04/01/2016
Created By: Lambert Smith Hampton

For more information on our products and services:
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Ordnance Survey 100019885

Energy Performance Certificate
Non-Domestic Building

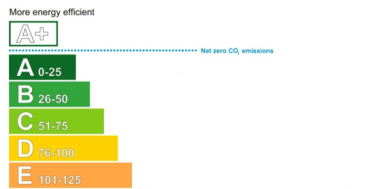


GROUND, FIRST, SECOND AND THIRD FLOORS
50, King Street
MANCHESTER
M2 4LY

Certificate Reference Number:
0990-1192-0329-8702-5010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epc.

Energy Performance Asset Rating



Misrepresentation Act

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