



MANCHESTER CITY CENTRE

FOR SALE

VIRTUAL FREEHOLD OFFICE BUILDING WITH REFURBISHMENT POTENTIAL

PROMINENTLY POSITIONED ON ONE OF MANCHESTER'S MOST FAMOUS ADDRESSES

4,999 SQ FT (464.45 SQ M)

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PROPOSAL

The building is available on an unrefurbished basis in its current condition or, alternatively, our clients will undertake a refurbishment to a high specification details of which are available on request



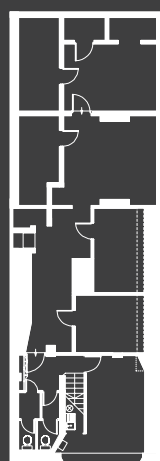
SCHEDULE OF ACCOMMODATION

The building provides the following floor areas:

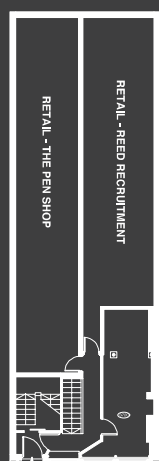
	SQ FT	SQ M
Ground Floor Reception	398	37.00
First Floor	1,625	151.00
Second Floor	1,400	130.00
Third Floor	1,076	100.00
Basement, circa	500	46.45
TOTAL	4,999	464.45

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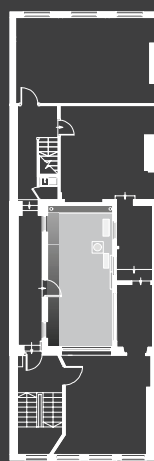
POTENTIAL INTERIOR REFURBISHMENT



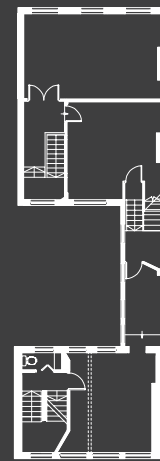
BASEMENT



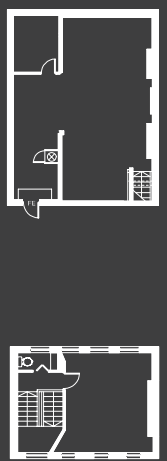
GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR



41 SOUTH
KING STREET



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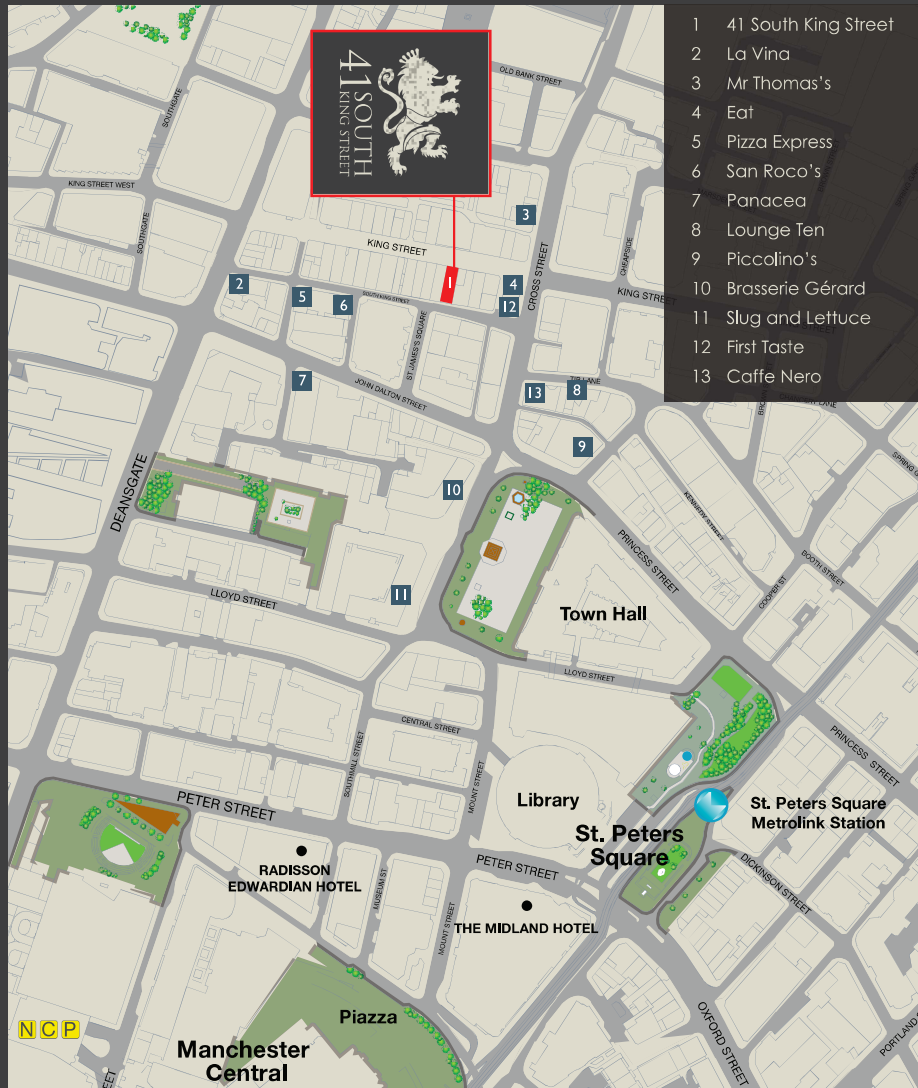
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LOCATION

The property is situated overlooking King Street, Manchester's premier shopping street. The property has a dedicated entrance from South King Street which provides a ground floor reception, potential for basement meeting room and office accommodation over first, second and third floors.

The accommodation is currently in an unrefurbished condition and plans and specification details of the building's potential are available on request from the sole agents.



- 1 41 South King Street
- 2 La Vina
- 3 Mr Thomas's
- 4 Eat
- 5 Pizza Express
- 6 San Roco's
- 7 Panacea
- 8 Lounge Ten
- 9 Piccolino's
- 10 Brasserie Gérard
- 11 Slug and Lettuce
- 12 First Taste
- 13 Caffe Nero



TERMS

The building is available on a long leasehold basis for 999 years, further details are available upon request.

VAT

All prices quoted will be subject to VAT at the standard rate

VIEWING

Strictly by appointment with the sole agents.

PROPERTY MISDESCRIPTIONS ACT 1991 WHR for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plants, machinery, equipment, services and fixtures referred to in these particulars were present at the date of publication. However they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property. June 2009.

