

MANCHESTER

RETAIL UNIT TO LET

54 King Street, M2 4LY

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Accommodation

The property is arranged over ground floor only. Remote storage is available in the basement if required. Further information on request.

FLOOR AREA	SQ FT	SQ M
Ground floor NIA	633	59

Location and Description

The property is situated in the prime pedestrianised pitch of King Street, adjacent to El Gato Negro and Diverso and 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.

Business Rates

Rateable Value (2018) £42,500

UBR (2017/18) 48.0p

VAT and Costs

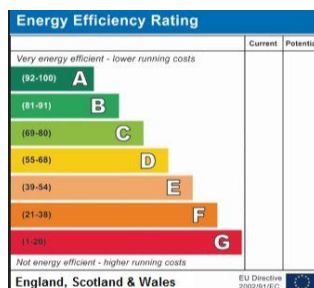
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

Jonathan Thompson
jt@ltlproperty.com
0161 260 0075

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October 2019. Subject to Contract.

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