

MANCHESTER

SHORT TERM RETAIL LEASE

10-12 ST MARY'S GATE, M1 1PX



Accommodation

The premises comprise the approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,446 sq ft	134 sq m
First floor	1,337 sq ft	124 sq m

Business Rates

Rateable Value (2017): £136,000

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

VAT and Costs

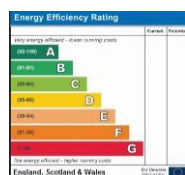
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



Location and Description

The subject premises are located in a highly prominent and busy corner position at the junction of Deansgate and St Mary's Gate.

Nearby occupiers include Greggs, Spar, Tesco Express, Trailfinders, Oliver Bonas and Paperchase.

The premises are arranged over ground and first floors, benefitting from an extensive fitout.

Lease Details and Rent

The premises are subject to re-development proposals and are available on a flexible basis, with the potential for a term certain of up to 18 months. Further details are available on request.

Rental offers are invited.

There is a service charge levied on the premises, estimated for the current year at approximately £1.13 psf.

All Enquiries

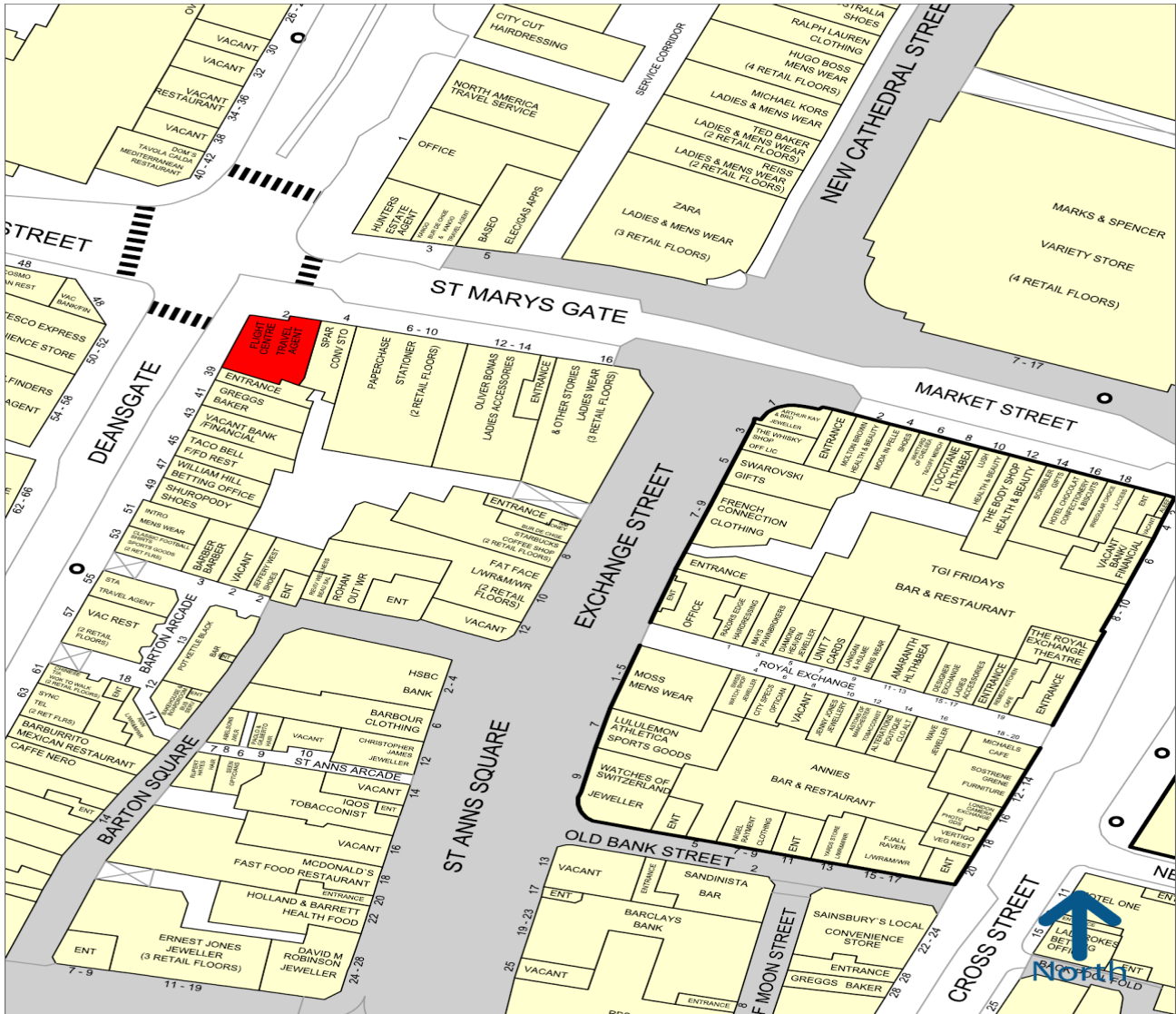
Richard Lyons
rylions@ltlproperty.com
0161 260 0063

Flexible Retail Lease Available

10-12 St Mary's Gate, Manchester M1 1PX



Manchester Central



50 metres

Experian Goad Plan Created: 27/01/2021
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February 2021. Subject to Contract.

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