

MANCHESTER

ARCH WAY UNIT TO LET

5 Century Street, M3 4QL

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The property is located in Manchester City Centre and fronts Century Street, close to its junction with Whitworth Street, Deansgate Locks Leisure scheme and Deansgate Station / Metrolink.

Occupiers in close proximity include Lock 91, Atlas Bar, Revolution and The Comedy Store.

Lease Details and Rent

The property is available on a new full repairing and insuring lease, for a term to be agreed by parties, subject to upward only rent reviews at 5 yearly intervals.

The quoting rent is **£39,500 per annum exclusive**.

Service Charge and Insurance

A service charge is also payable. Further information on request.

Virtual Tour

<https://youtu.be/FVd7zSxabtE>

Accommodation

The premises are arranged over ground, mezzanine and basement.

FLOOR AREA	SQ FT	SQ M
Ground floor	1,200	111.5
Mezzanine	305	28.3
Basement	1030	95.7

Business Rates

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

Rateable Value (2017) £21,750

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 0300 501 501).

VAT and Costs

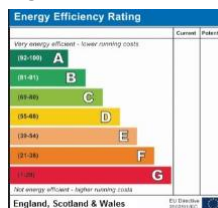
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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 from the agents.



All Enquiries

Jonathan Thompson
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0161 260 0062

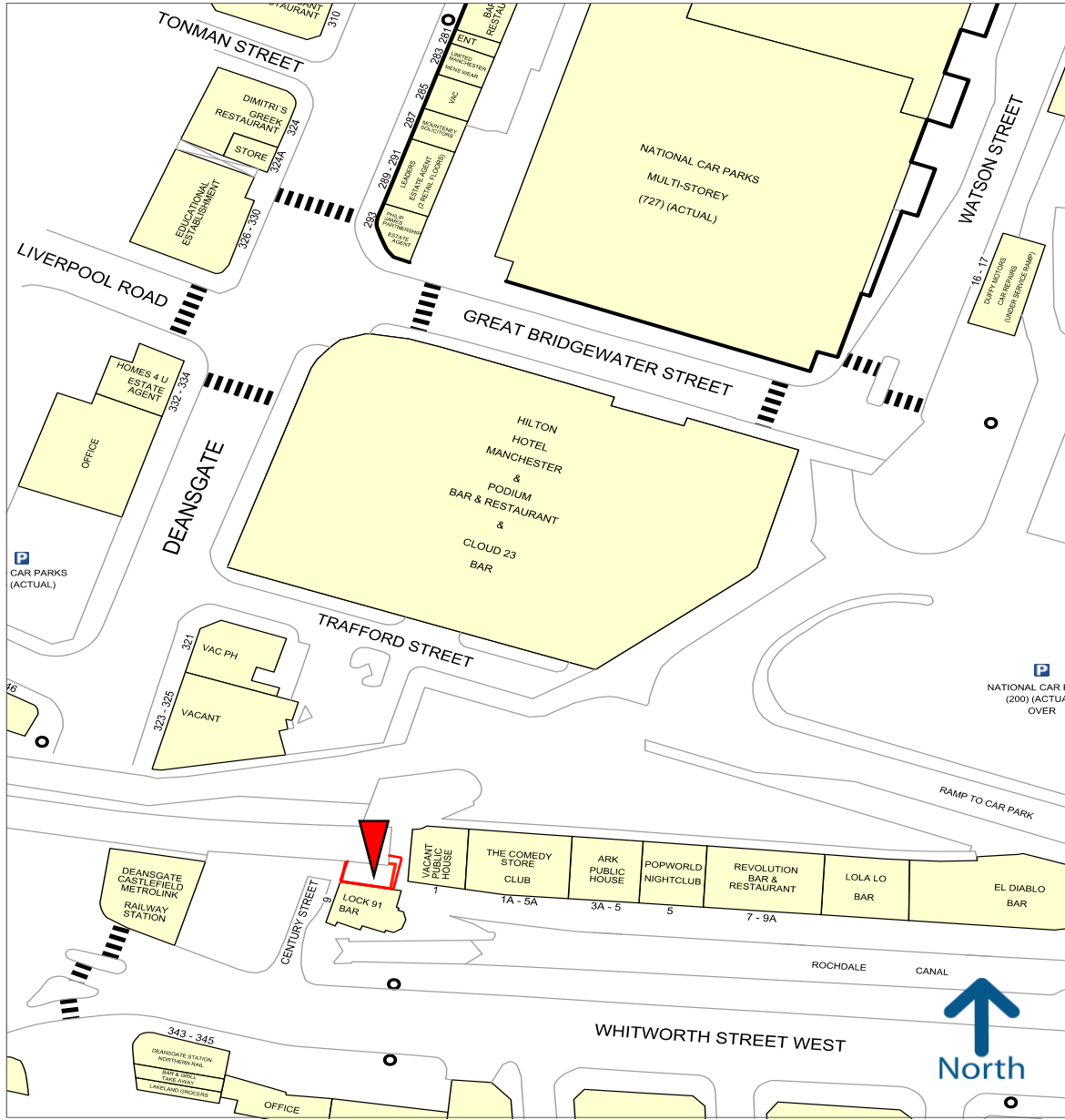
Elliott Gagan
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RETAIL UNIT TO LET

5 Century Street, M3 4QL



Manchester Central



50 metres

Experian Goad Plan Created: 17/11/2021
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July 2022. Subject to Contract.

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