

MANCHESTER

PRIME RETAIL UNIT TO LET

7-9 Piccadilly, M1 1LZ

**LYONS
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PROPERTY CONSULTANTS



Location and Description

The premises are located in the heart of Manchester City Centre fronting Piccadilly Gardens, which links Piccadilly Train Station with the city's prime retail situated along Market Street. Over 100,000 people walk past this retail unit every day.

The premises are adjacent to Superdrug and Halifax, with McDonalds, Boots, Primark, Five Guys, Wingstop, Starbucks and Costa all in close proximity.

The local council have approved £1.8m to improve the amenity and visual experience of Piccadilly Gardens. The works will create a more welcoming space with a strong identity where various events can be held throughout the year.

Lease Details and Rent

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

Rent - £110,000 per annum exclusive.

Service Charge

A service charge is payable, further information on request.

Accommodation

The building comprises the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	978	90.9
First Floor	612	56.9

Business Rates

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk

Rateable value (2017): £82,500

VAT and Costs

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

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All Enquiries

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Or via our joint agent - Four & Co
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July 2022. Subject to Contract.

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