

# 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 (2023): £114,000

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.



### Video Tour

<https://youtu.be/pcq-35THwo0>

### 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 12 months. Further details are available on request.

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

**Rental offers are invited.**

### All Enquiries

**Richard Lyons**  
[rlyons@ltlproperty.com](mailto:rlyons@ltlproperty.com)  
0161 260 0063

**Elliott Gagan**  
[egagan@ltlproperty.com](mailto:egagan@ltlproperty.com)  
0161 260 0075

# MANCHESTER

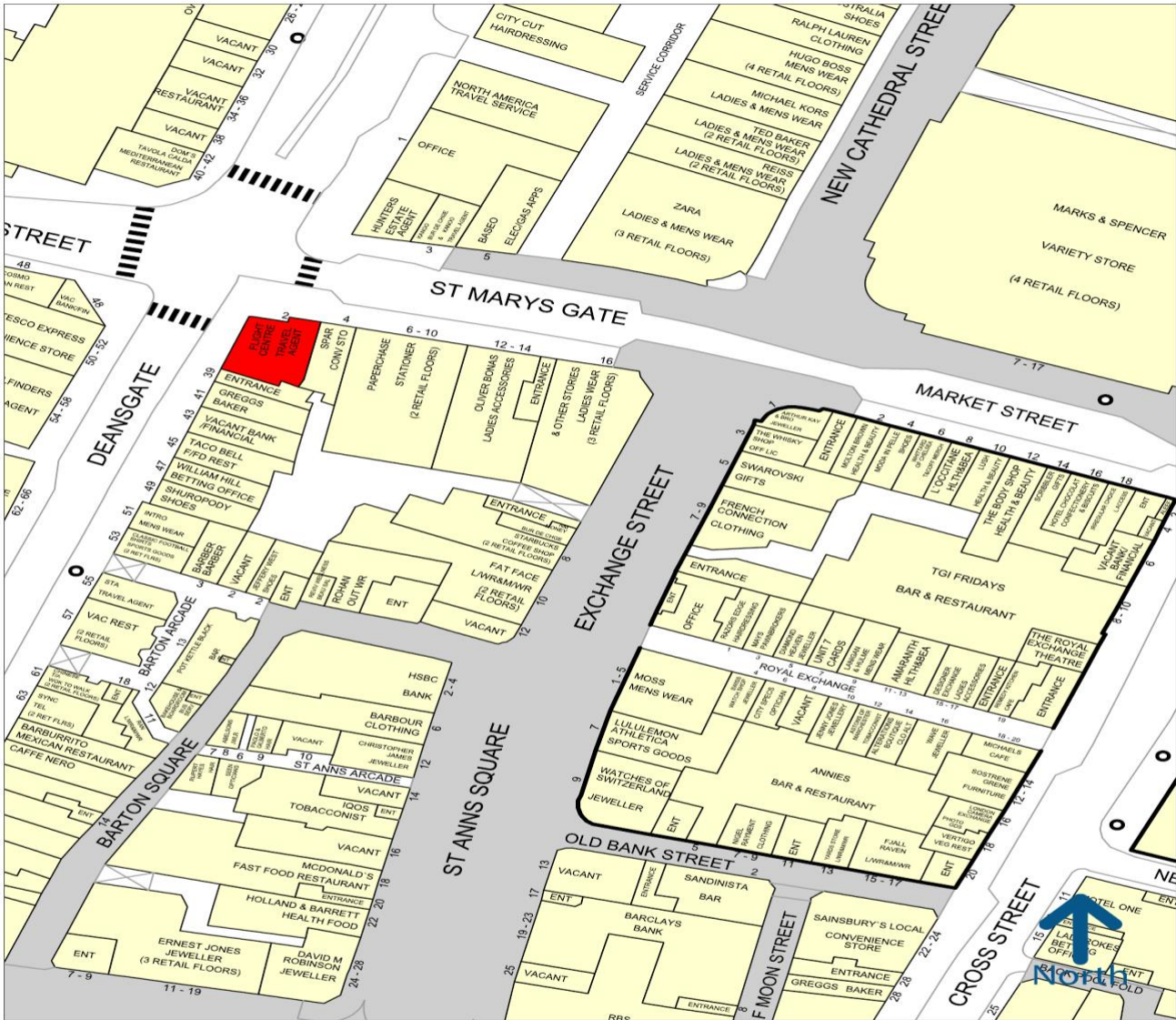
## SHORT TERM RETAIL LEASE

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

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



Manchester Central



Experian Goad Plan Created: 27/01/2021  
Created By: LTL Property Consultants Limited



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

**All Enquiries**

**Richard Lyons**  
[rlyons@ltproperty.com](mailto:rlyons@ltproperty.com)  
0161 260 0063

**Elliott Gagan**  
[egagan@ltproperty.com](mailto:egagan@ltproperty.com)  
0161 260 0075