



HIGH STREET PROPERTY / CLASS E

Unit A, Parker Street, City Tower, Manchester



**Under
Offer**

Rent: £140,000 per annum

Ground Floor Area

2,950 sq ft / 274.01 sq m

Viewing strictly through the joint agents.

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Location:

Piccadilly Gardens is one of Manchester's main public squares and a central transport hub, with an annual passing footfall in excess of 22 million. The area benefits from a diverse offering of retail, leisure and business uses centred onto the central green space with proposed plans for improvements to the public realm.

City Tower is a landmark Manchester office building which has benefitted from substantial investment in recent years. The subject premises occupy a prominent corner position below City Tower with a return frontage onto Mosley Street and Parker Street. The subject property is well positioned adjacent to Lidl and Do Eat Chinese. Other nearby occupiers include Tesco, Starbucks NUDO, Franco Manca and The Alchemist.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	2,950	274.01
Basement	2,624	243.78

Rent:

£140,000 per annum

Tenure:

The premises are available by way of a new FRI lease for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Business Rates:

The premises currently has a rateable value of £123,000. For further details visit Gov.uk or contact the business rates department at the local authority.

Service Charge:

The on-account service charge for the year 2023 stands at approximately £41,000 pa.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

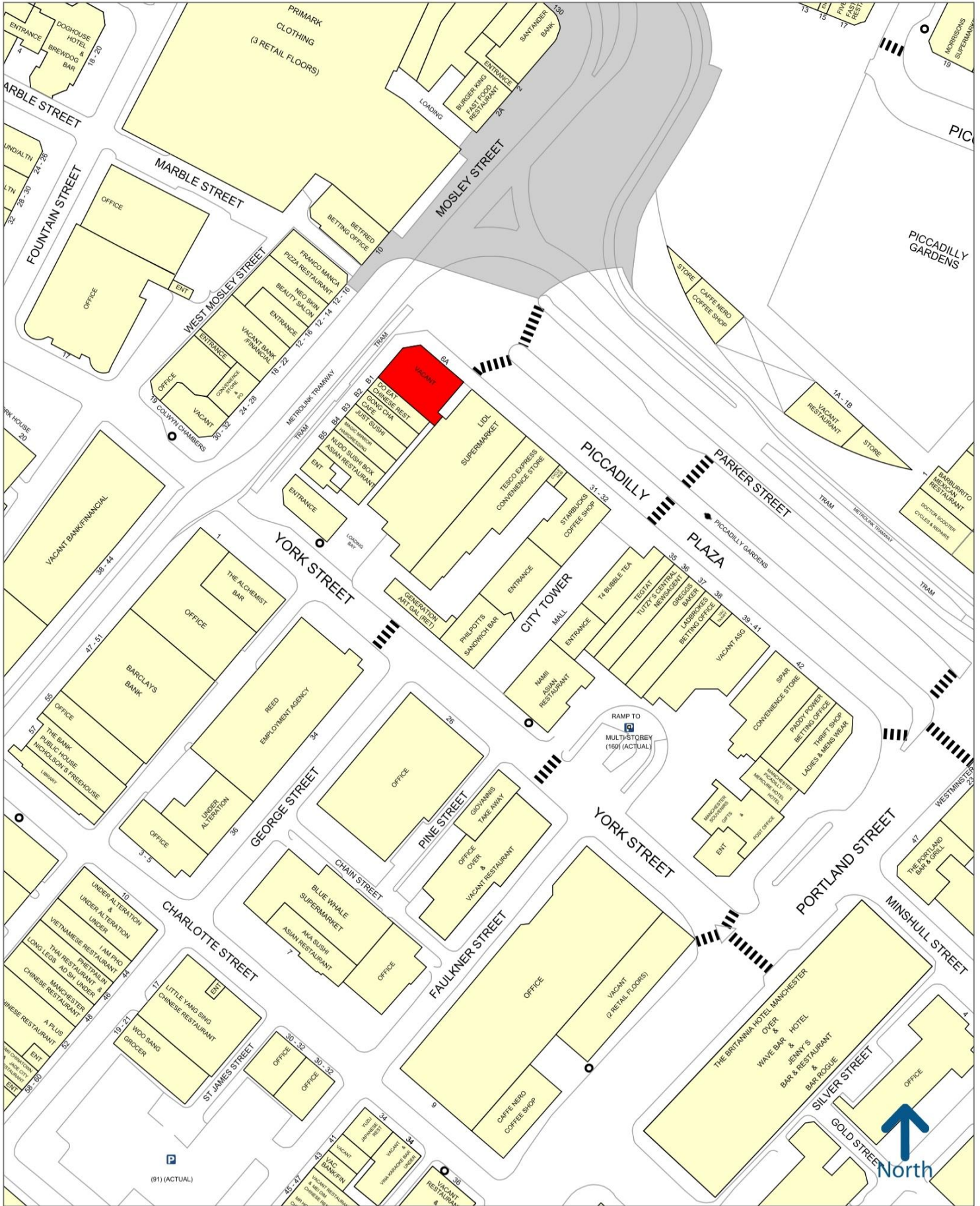
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

June 2023

Subject to Contract

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50 metres

Experian Goad Plan Created: 22/11/2023
Created By: Barker Proudlove Ltd

