



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

Unit B3 Mosley Street, City Tower, Manchester



Rent: £45,000 PA

Ground Floor Area

881 Sq ft / 82 Sq M

**TO
LET**

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 position below City Tower fronting Mosley Street. The subject property is well positioned adjacent to Gong Cha Café. Other nearby occupiers including Marks & Spencer Food, Lidl, NUDO, Franco Manca and The Alchemist.

Starbucks, Grill on New York Street and Tesco also trade within the scheme.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	881	81.85

Rent:

£45,000

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 £33,250. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2022, the 2022/23 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 50% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

The on-account service charge for the year 2022 stands at approximately £4,405.

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:

May 2022

Subject to Contract

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Manchester Central

