



barkerproudlove
retail property consultants

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HIGH STREET PROPERTY / CLASS E

Unit E2A Mosley Street, City Tower, Manchester



Rent: £70,000 PA

Ground Floor Area

1,520 Sq ft / 141 Sq M

**TO
LET**

Viewing strictly through the joint agents.

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Confidential - Staff unaware

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 both Piccadilly Plaza/Parker Street with a large return frontage/entrance into the office reception area. The subject property is well positioned adjacent to Starbucks with other nearby occupiers including Lidl, Greggs and Tesco. Marks and Spencer Simply Food, Grill on New York Street and NUDO also trade within this scheme.

Accommodation:

The premises comprise the following approximate net internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,520	141.21

Rent:

£70,000 per annum exclusive

Tenure:

The property is available by way of a new 10 year Full Repairing and Insuring lease, subject to 5 yearly upward only rent reviews

Business Rates:

The premises currently has a rateable value of £38,750. 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 £10,023.

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:

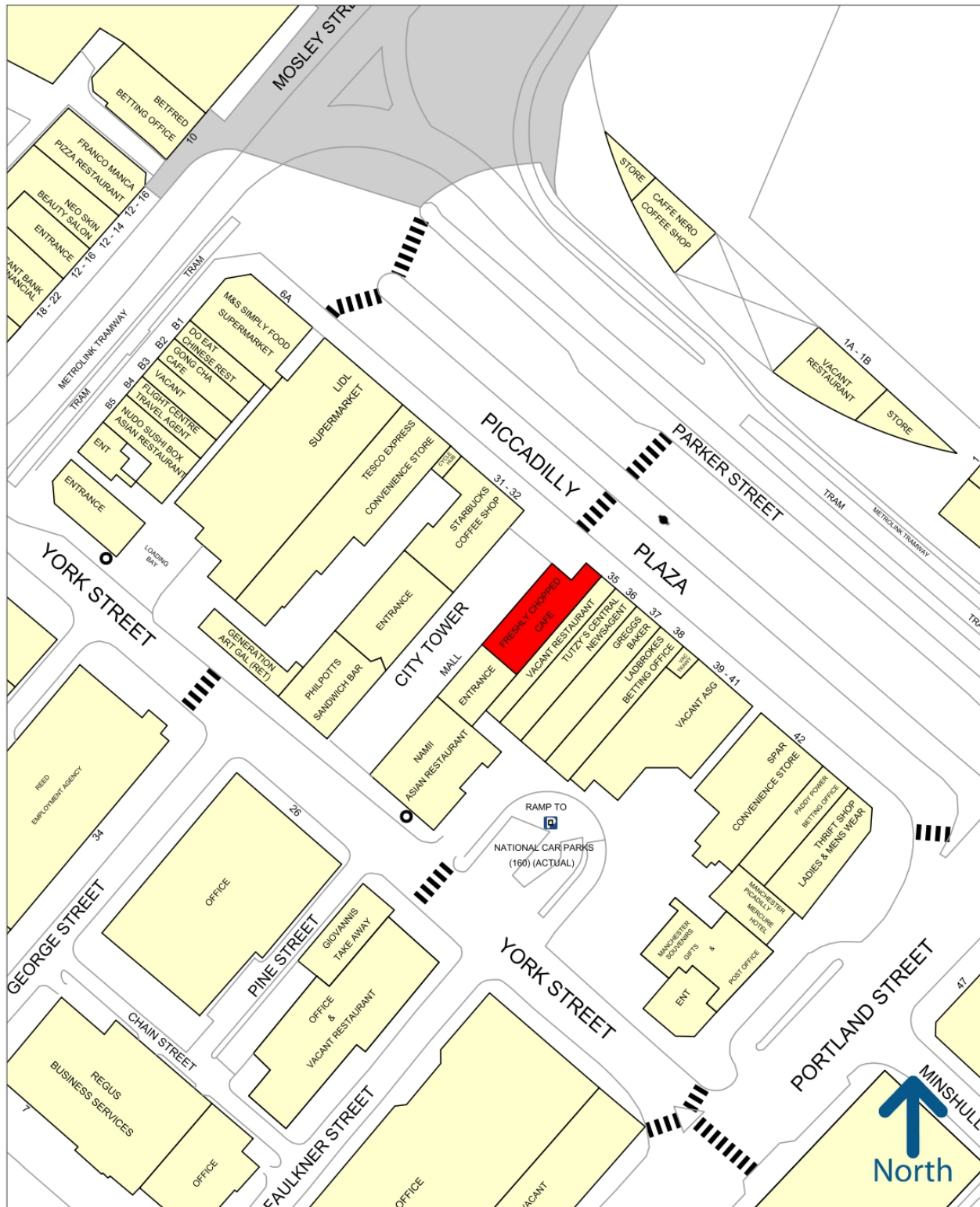
May 2022

Subject to Contract

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Manchester Central



50 metres

Experian Goad Plan Created: 24/05/2022
Created By: Barker Proudlove Ltd

