



HIGH STREET PROPERTY / CLASS E
Unit A, Parker Street, City Tower, Manchester



Rent: £140,000 per annum

Ground Floor Area

2,950 sq ft / 274.01 sq m

**TO
LET**

Viewing strictly through the joint agents.

Barker Proudlove

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

Barker Proudlove

Simon Colley

07966 181708

simon@barkerproudlove.co.uk

Barker Proudlove

Gary Crompton

07554 402314

gary@barkerproudlove.co.uk

Savills

Stephen Henderson

07870 999618

SHenderson@savills.com

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

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. May 2022



50 metres

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

