



**barkerproudlove**  
retail property consultants

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## HIGH STREET PROPERTY / CLASS E

Unit E4, City Tower Plaza, New York Street, Manchester



**TO  
LET**

**Rent: £50,000 per annum**

**Ground Floor Area**

**2,366 sq ft / 219.81 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 fronting New York Street with a return frontage into the City Tower office entrance mall. Nearby occupiers include Giovanni's Deli, Namii Kitchen & Cocktails and The Alchemist.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	2,366	219.81

**Rent:**

£50,000 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 £28,750. 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 £17,960 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.

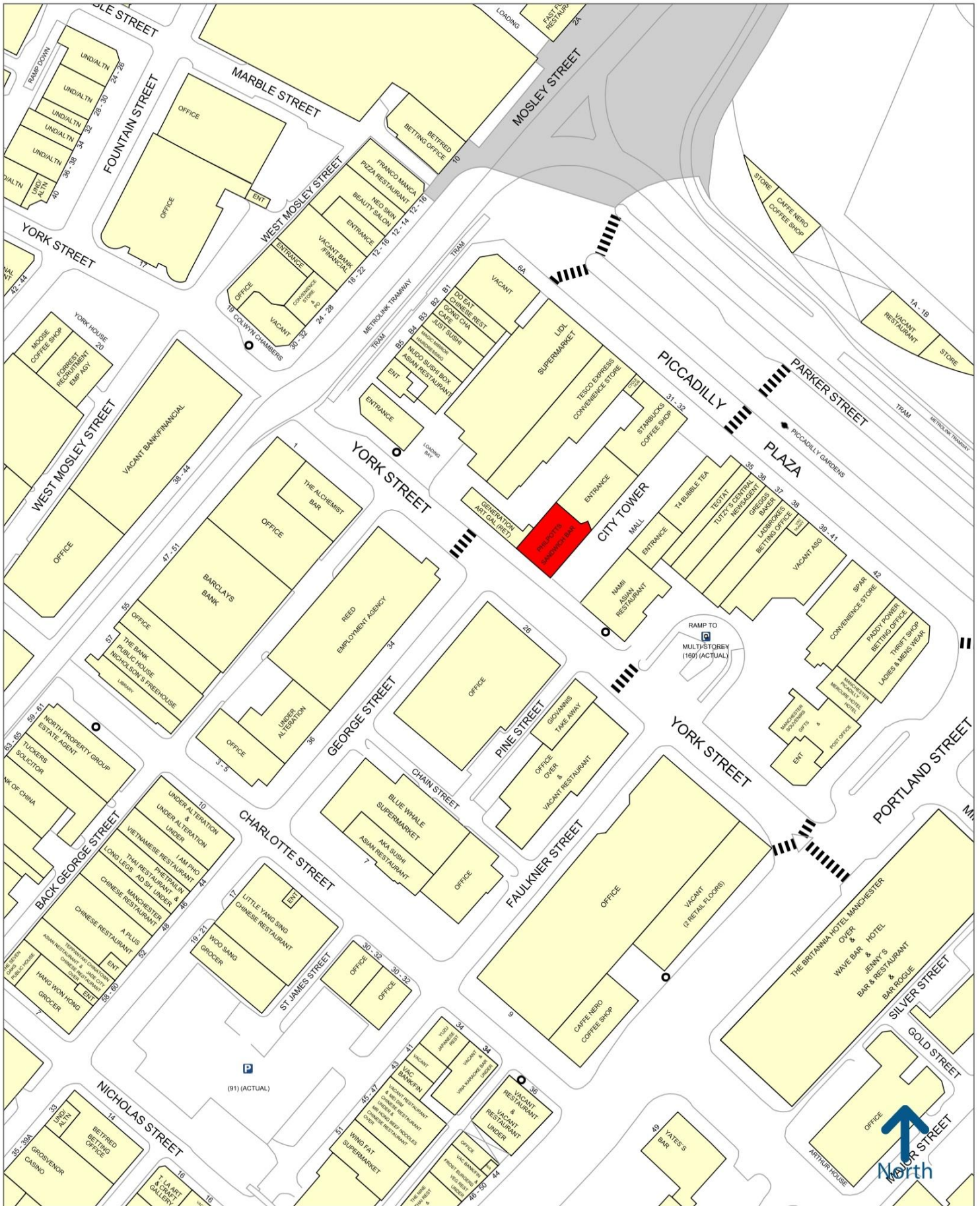
**Date Prepared:**

November 2023

Subject to Contract

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