

HIGH STREET PROPERTY / CLASS A2

1-7 Princess Street, Manchester M2 4DF



Rent: £75,000 PA

Ground Floor Area

1,876 Sq ft / 174 Sq M

WITHDRAWN

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The unit is located on Princess Street in Manchester city centre, fronting Albert Square and by the junction of John Dalton and Cross Street.

Located nearby is a strong mix of restaurants & bars, including Piccolino, Croma and Duttons and service led retailers, such as Johnsons Dry Cleaners, Co-op Bank and Everyman Barber.

Albert Square itself is a popular tourist attraction and home to the Town Hall and MCC offices, currently under refurbishment. The square is regularly used for seasonal events such as the Christmas markets amongst others. Directly adjacent will be the new Malmaison Hotel.

Accommodation:

The unit is a mid-terrace within a six-storey building of traditional brick construction, with solid fair faced brick walls, sandstone window details in a gothic style to the principal elevations; the ground floor shopfront is ashlar block.

Virgin Money lease the ground and first floor, with the primary frontage to Princess Street and Albert Square.

Demise:	Sq Ft	Sq M
Ground Floor	1876	174.3
First Floor	508	47.2
Reduced Area (ITZA)	860	79.9

Rent:

The passing rent is £75,000 per annum exclusive.

Tenure:

The premises are currently held on a Full Repairing and Insuring lease which expires 14th October 2021.

Business Rates:

The premises currently has a rateable value of £81,500.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

Service Charge:

The service charge for the current year is £3,390.49.

EPC:

Energy Performance Asset Rating - D

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:

July 2020

Subject to Contract

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