

HIGH STREET PROPERTY / CLASS A3
53 King Street, Manchester M2 4LQ



Rent: On application

Ground Floor Area

3,247 Sq ft / 302 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Location:

This stunning restaurant space is located in a prime position on King Street, Manchester city centre, within the former Lloyds Bank building. The Grade II listed building is home to restaurants Miller & Carter and popular local restaurant The Rice Bowl. Also located nearby is Gary Usher's very well respected Kala restaurant which is situated opposite the subject unit, as well as All Bar One, Rosso and Flight Club, making this a busy F&B circuit.

Accommodation:

The space comprises a ground floor restaurant which is well fitted, with only tables and chairs removed from the previous tenants fit out, including kitchens, cold stores and customer WC's at mezzanine level, plus DDA compliant WC at ground floor.

Demise:	Sq Ft	Sq M
Ground Floor Restaurant	3247	301.66
Ground Floor Kitchens/BOH	678	62.99
Mezzanine WCs	377	35.02

Rent:

Upon application.

Tenure:

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £64,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% 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.

EPC:

Energy Performance Asset Rating - C

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:

September 2020

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. September 2020

