

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

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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

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