

HIGH STREET PROPERTY / CLASS A2

86 Cross Street, Manchester M2 4LA



**barkerproudlove**  
retail property consultants

**Rent: On application**

**Ground Floor Area**

1,267 Sq ft / 118 Sq M

**LET**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**

The premises occupy a prominent position on the corner of Cross Street and John Dalton Street overlooking Manchester Town Hall and Albert Square. Occupiers nearby include Co-operative Bank, Caffè Nero, Duttons, Subway, Johnsons Dry Cleaners, Virgin Money and Costa.

**Accommodation:**

The premises, which are Grade II Listed, are arranged over ground floor and basement.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1267	117.71
Basement	92	8.55

**Rent:**

Upon application.

**Tenure:**

Available by way of an assignment of the existing effective full repairing and insuring lease, due to expire 2021, or a sublease on flexible terms.\*The Landlord has indicated that they are prepared to grant a new lease/reversionary lease, subject to covenant and status. Please contact the leasing agent for further information.

**Business Rates:**

The unit has a 2017 rateable value assessment of £88,500.

For further details visit Gov.uk or contact the business rates department in 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.

**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:**

February 2020

Subject to Contract

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