

# Manchester

## 102/104 Market Street, M1 1PB

**PRIME CORNER SHOP – LEASE AVAILABLE - STAFF UNAWARE**



### LOCATION

The property is prominently located on Market Street, one of Manchester's prime retail destinations. It benefits from exceptionally high footfall and corner prominence with internationally renowned brands such as **H&M** and **TK Maxx** in close proximity. It is an extremely attractive location with the main entrance to Arndale, Manchester also located further along the street.

**Mango** and the **PureGym** entrance directly adjoin the unit with **Primark** opposite. The surrounding area is populated by other retailers including **Uniqlo**, **Holland & Barrett**, **Skechers** and **Tim Hortons**.

### ACCOMMODATION

The property provides the following approximate areas;

Ground Floor:	<b>1,713 sq ft</b>	<b>159.1 sq m</b>
Basement:	<b>715 sq ft</b>	<b>66.4 sq m</b>
Total:	<b>2,428 sq ft</b>	<b>225.6 sq m</b>

### LEASE TERM

Available by the way of an assignment of the existing expiring 9<sup>th</sup> December 2025.

Alternatively, a short-term sub-lease to expiry – further details on request.

### RENTAL

Available on application.

### SERVICE CHARGE

£11,092 pa.

### INSURANCE

£3,887 pa

### RATING

The property is assessed for rates as follows:

Rateable Value 2023:	<b>£252,500</b>
UBR 2023/24:	<b>51.2p</b>
Estimated Rates Payable:	<b>£129,280</b>

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

### EPC

Available on request.

### LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

### VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment, as staff unaware.

**Charlie Spilsbury**

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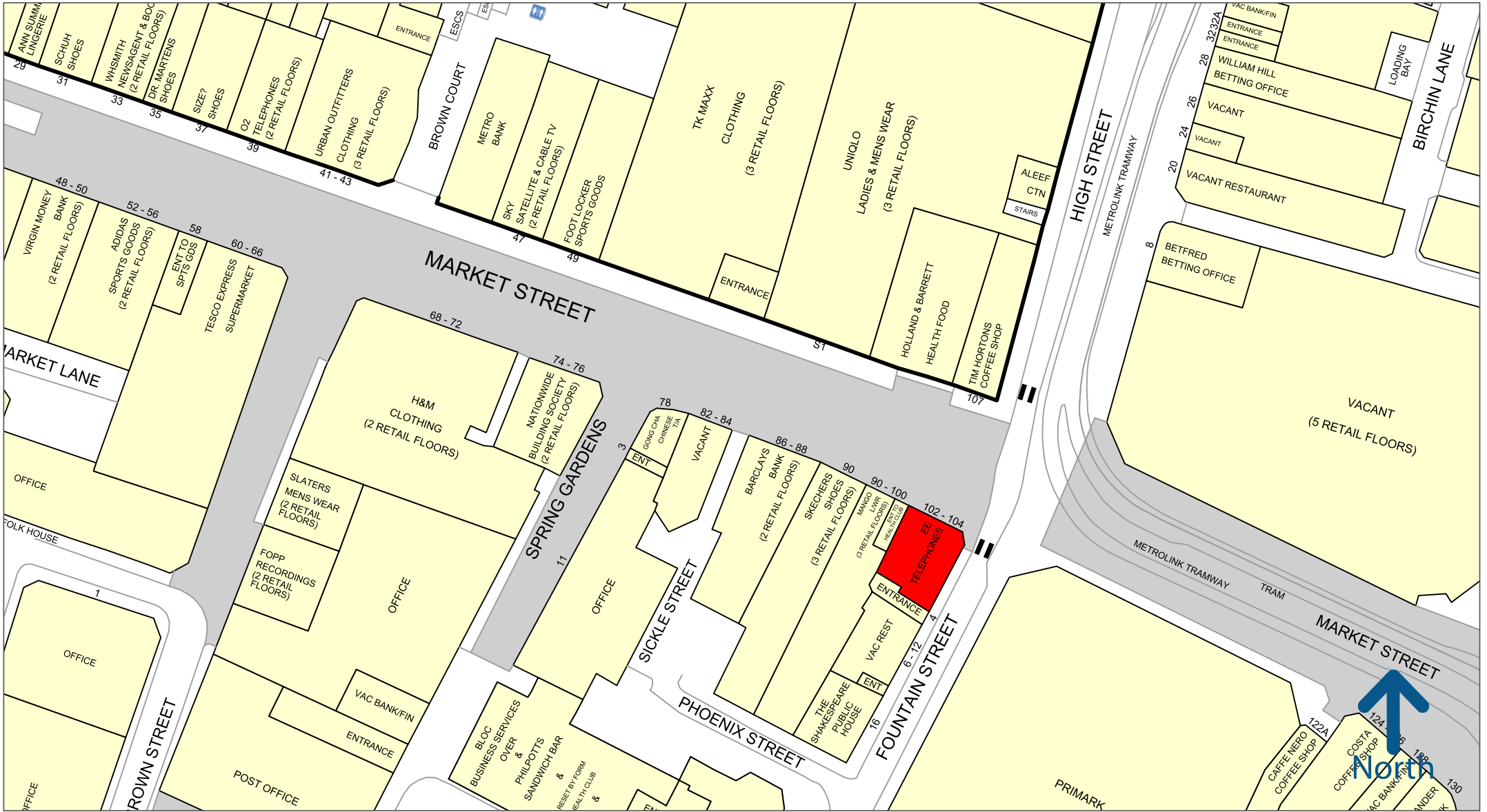
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Date: January 2024



50 metres

Experian Goad Plan Created: 12/12/2023

Created By: FMX

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