



To Let – Lease for Assignment / Sublease Opportunity

46 Cross Street, Manchester

Location

The property is situated on Cross Street and is relatively close to the prime retailing core, which takes place around St Ann’s Square and nearby King Street, which is the most prominent retail pitch in the city. Cross Street has long been an established route between the two prime retail locations of King Street and Market Street and therefore boasts impressive pedestrian flows especially at peak times.

Nearby occupiers to the subject premises include Lloyds TSB, Alliance & Leicester, Cheltenham & Gloucester, Timpson and The Britannia Building Society.



The property comprises of a ground floor retail unit which has been partially stripped back to a shell in readiness for the ingoing tenants fit out. Above is a mezzanine area which has previously been used as offices and staff/store rooms.

The building also has the benefit of air conditioning units.

Description

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and floor areas are as follows:

GF Sales	83.33 sq m	897 sq ft
ITZA		620.25 sq ft
Mezzanine	26.29 sq m	283 sq ft

Rating

We have been verbally informed that the premises are currently entered into the Valuation List at RV £68,500 from 1st April 2010. The current Uniform Business rate for 2014/2015 is at £0.482. The current rates payable are therefore £33,017. Interested parties should verify this information by contacting the Local Rating Authority direct.

Lease Terms

The premises are held by way of an overriding effectively full repairing and insuring lease from 29 September 1991 until 28 September 2016 at a rent passing of £67,000 per annum.

Our client’s leasehold interest is available at a nil premium. A sublease outside the provisions of the 1954 Landlord and Tenant Act may be available. Rental offers invited.

Energy Performance Certificate - Rated C:55

Legal Fees

Each party is to bear their own legal costs incurred in the assignment however an undertaking will be required from the prospective assignee in respect of abortive costs should they withdraw once the solicitors have been instructed.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Viewing

Strictly via agents BNP Paribas Real Estate or joint agent Dan Oliver at Legat Owen (01244 408 215) and GVA.

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Subject to Contract – February 2016

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