

**To Let**

by way of assignment

**40 Spring Gardens, Manchester, M2 1EN**



richard lucas property consultants

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# 40 Spring Gardens, Manchester, M2 1EN



goad  
Digital Plans  
Tel: 0845 601 6011

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## Location

The unit is well located on Spring Gardens near to the junction with King Street, in the heart of Manchester City Centre. A number of quality occupiers are located in the immediate vicinity including Brown's, Hervia Bazaar, Trevor Sorbie, Room Restaurant, Pretty Green, Rosso and Jamie's Italian.

## Description

The premises are arranged on ground floor and have an approximate net internal area of:

Ground Floor 187.66 sq m 2,020 sq ft

## Tenure

The property is held by way of an effective full repairing and insuring lease for a term expiring on 5th December 2022 (subject to an outstanding rent review on 6th December 2012).

## Rent

The current rent passing is £64,400 per annum exclusive

## Business Rates

Rateable Value: £75,000  
UBR 2013/14: £0.471  
Rates payable 2013/14: £35,325.00

Interested parties are advised to make their own enquiries with the local rating authority on 0161 234 1103.

## Viewing

Strictly by arrangement via:

Richard Lucas Property Consultants Ltd 0161 241 7998  
info@richardlucas.co.uk

Or our joint agents:

CBRE 020 7182 2000

## Subject to Contract

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

76

This is how energy efficient the building is.

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