

Lease Available

Unit 2, Pall Mall Court, 61 King Street, Manchester, M2 4PD



richard lucas property consultants

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

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good
Digital Plans
Tel: 0845 601 6011

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Location

The unit is centrally located just off Upper King Street, in the heart of Manchester City Centre. The unit fronts on to a piazza and forms part of the Pall Mall Court office complex on King Street. Retail operators in the vicinity include; Whistles, Bang & Olufsen, Pretty Green and Belstaff. Restaurant/bar operators nearby include Pizza Express, Chaophraya, Jamie's Italian, All Bar One, Miller & Carter and Rosso. The unit is also located adjacent to the private Pall Mall Medical Centre.

Description

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

Ground Floor 234 sq m 2,518 sq ft

Tenure

The premises are available by way of assignment or underlease and are held on a lease for a term expiring on 7th July 2024, with 5 yearly rent reviews*. A service charge is payable (details can be provided).

Rent

The current rent passing is £40,000 per annum exclusive.

Planning

The unit benefits from planning consent for A1, A2 and D1 uses. The unit may also have potential for A3 use, subject to the required statutory consents. Interested parties should be aware that Pall Mall Court is a Listed building.

Business Rates

Rateable Value (2010):	£34,500
UBR 2015/16:	£0.493
Rates payable 2015/16:	£17,008.50

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

*Please note that the July 2014 rent review is outstanding.

Viewing

Strictly by arrangement via:

Richard Lucas Property
Consultants Ltd

0161 241 7998

info@richardlucas.co.uk

Subject to Contract



Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 241 7998

info@richardlucas.co.uk

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