

PALL MALL COURT

6 KING STREET manchester



To Let

Prime Retail / Leisure Unit

6,307 sq ft (586 sq m)



67

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manchester

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6,307 sq ft (586 sq m)

Location

The unit is excellently located on Upper King Street in the heart of Manchester City Centre. Upper King Street has recently experienced a catering 'revolution' with the opening of Jamie's Italian, located diagonally opposite the unit, the opening of Le Relais de Venise L'Entrecôte, located directly opposite, and Browns Bar & Brasserie located nearby in York Street. These restaurants have joined other established operators such as Room, Rosso and Panama Hatty's, making King Street one of the prime restaurant locations in the city. A number of quality retailers are also located close by including; Belstaff, DKNY, Diesel, Pretty Green, Vivienne Westwood and Whistles.

Description

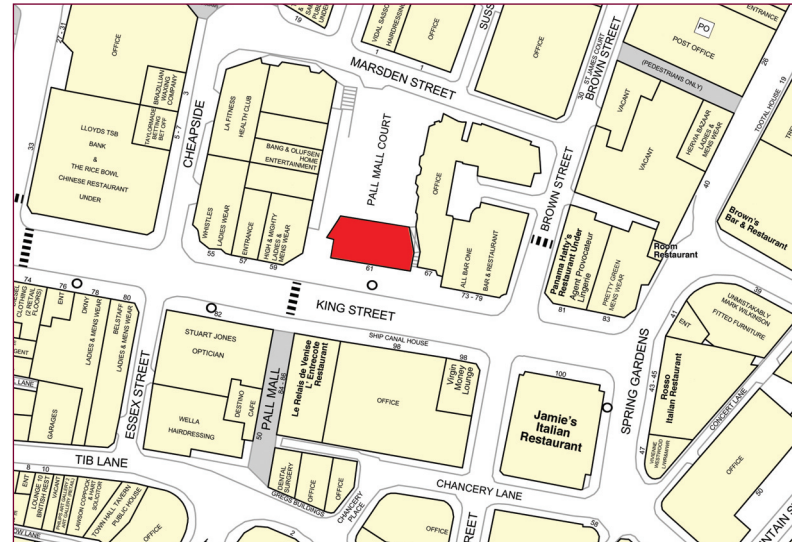
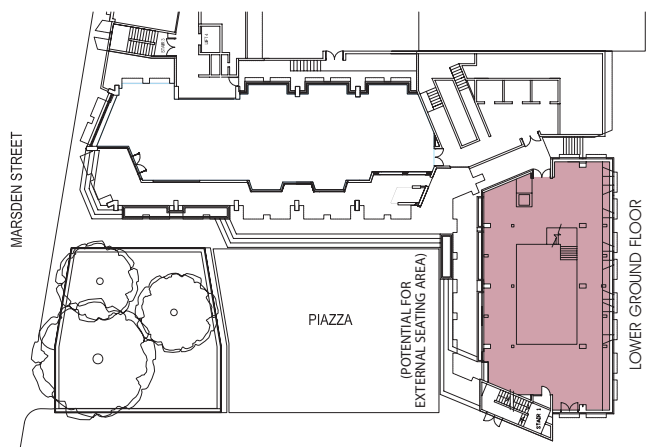
The unit forms part of the Pall Mall Court office complex, which incorporates a piazza situated adjacent to the unit. An opportunity exists to create an access from the unit to an external seating area in the piazza. The unit is arranged at lower ground, upper ground and basement levels and has the following approximate gross internal floor areas:

Lower Ground Floor	2,389 sq ft	(222 sq m)
Upper Ground Floor	2,551 sq ft	(237 sq m)
Basement Level	1,367 sq ft	(127 sq m)
Total	6,307 sq ft	(586 sq m)

NB: Please note that the above floor areas are CAD generated by the architect and will be subject to on-site verification in due course.

Rent

Upon application.



goad
estate agents
Tel: 0845 601 6011

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Planning

We have been advised by Manchester City Planning Department that the unit will require planning consent for retail and leisure use. Interested parties should also be aware that Pall Mall Court is a Listed building. The Planning Authority has confirmed that it is willing to consider the principle of either retail or leisure use, subject to formal planning and listed building applications.

Service Charge

A service charge and an insurance contribution will be payable.

Lease

The unit is available by way of a new effectively full repairing and insuring lease, for a term of years to be agreed, subject to five-yearly, upward-only rent reviews.

Business Rates

Interested parties are advised to make their own enquiries with the Manchester Valuation Office (03000 501 501).

Viewing

Strictly by appointment with the letting agents, Richard Lucas Property Consultants.

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Energy Performance Certificate

Non-Domestic Building



Pall Mall Court
61-67 King Street
MANCHESTER
M2 4PD

Certificate Reference Number:
0321-3038-0589-0200-1025

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



◀ 91 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	10240
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

54	If newly built
121	If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: Carbon Checker v1.3.2 using calculation engine SBEM v3.2.b

Property Reference: 319502320000

Assessor Name: Malcolm Pittwood

Assessor Number: BREC400050

Accreditation Scheme: BRE Global

Employer/Trading Name: FHP Engineering Services Solutions

Employer/Trading Address: 34-42 Woburn Place, London, WC1H 0JR

Issue Date: 18 Oct 2008

Valid Until: 17 Oct 2018 (unless superseded by a later certificate)

Related Party Disclosure: None to 3rd parties

Recommendations for improving the property are contained in Report Reference Number: 0130-0248-2590-1328-0006

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005