
MANCHESTER

UNIT B4 CITY TOWER
MOSLEY STREET



LEASE AVAILABLE



LOCATION

The premises are located on the east side of Mosley Street a short distance from the intersection with Piccadilly Gardens. The shop forms part of City Tower, one of Manchester's landmark office developments. Occupiers located nearby include **M&S Simply Food, Lidl, Primark, Tesco Express, Greggs, Franco Manca, The Alchemist, Toni & Guy, Nudo, Gong Cha** and **Starbucks**.

ACCOMMODATION

The shop is arranged over the ground floor only providing the following approximate dimension and net internal floor area:

Internal width	15 ft 3 ins	4.65 m
Shop depth (max)	63 ft 6 ins	19.35 m
Ground Floor	890 sq ft	82.71 sq m

A floor plan is available on request.

TENURE

The premises are held on an existing lease which expires on 23 November 2028. The lease is held within the security of tenure and compensation provisions of the Landlord & Tenant Act 1954 Part II.

RENT PASSING

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

TERMS

Offers are invited for the benefit of this leasehold interest.

RATES

The local rating authority has verbally advised that the property is currently assessed as follows:

Rateable Value £24,000

Interested parties should verify the above figures for themselves with the local authority or by referring to www.voa.gov.uk.

EPC

An EPC can be made available on request.

VIEWING

Viewings are strictly by prior appointment via the sole retained agents:

Nick Furlong
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SUBJECT TO CONTRACT