

MANCHESTER

5 ST MARY'S GATE

PRIME SHOP TO LET IN MANCHESTER CITY CENTRE



Location

The subject premises occupy a prominent location on St Mary's Gate opposite the flagship **Paperchase** store and the recently opened **Oliver Bonas**, close to **& Other Stories** and **Zara**.

St Mary's Gate is an extension of Market Street, Manchester's prime high street retail pitch, and links Deansgate with the popular New Cathedral Street where occupiers include **Zara**, **Harvey Nichols**, **Reiss** and **M&S**. St Mary's Gate also connects with St Ann's Square, which is home to a number of national multiple retailers including **Office, Holland & Barrett**, **Barbour** and the soon to be opened **French Connection** and **Watches of Switzerland**

Accommodation

The premises are arranged over ground and first floor and provide the following approximate net internal areas: -

Ground Floor	166.76 sq m	(1,795 sq ft)
First Floor	66.51 sq m	(716 sq ft)

(All measurements have been calculated in imperial and converted to metric).

Tenure

The shop unit is available on a new effectively full repairing and insuring lease, which will include a service charge provision.

Rent

£130,000 per annum exclusive.

Service Charge

Current estimate is £4,246 per annum.

Rates

From verbal enquiries, we understand the premises are assessed for rates as follows:-

Rateable Value (2017)	£211,000
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Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501) or visit www.voa.gov.uk. Please note there is an ongoing rates appeal.

Costs

All figures quoted are subject to VAT where applicable.

The ingoing party is to be responsible for their own legal costs incurred in the transaction.

EPC

An EPC is available on request.

Use

We understand the premises benefits from A2 planning permission but would be suitable for a variety of uses subject to planning.

Viewing

Viewings should be made strictly by prior appointment through Nick McAllester of this office or alternatively contact our joint agent WHR (Tel: 0161 228 1001).

Email: nmcallester@metisrealestate.com

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