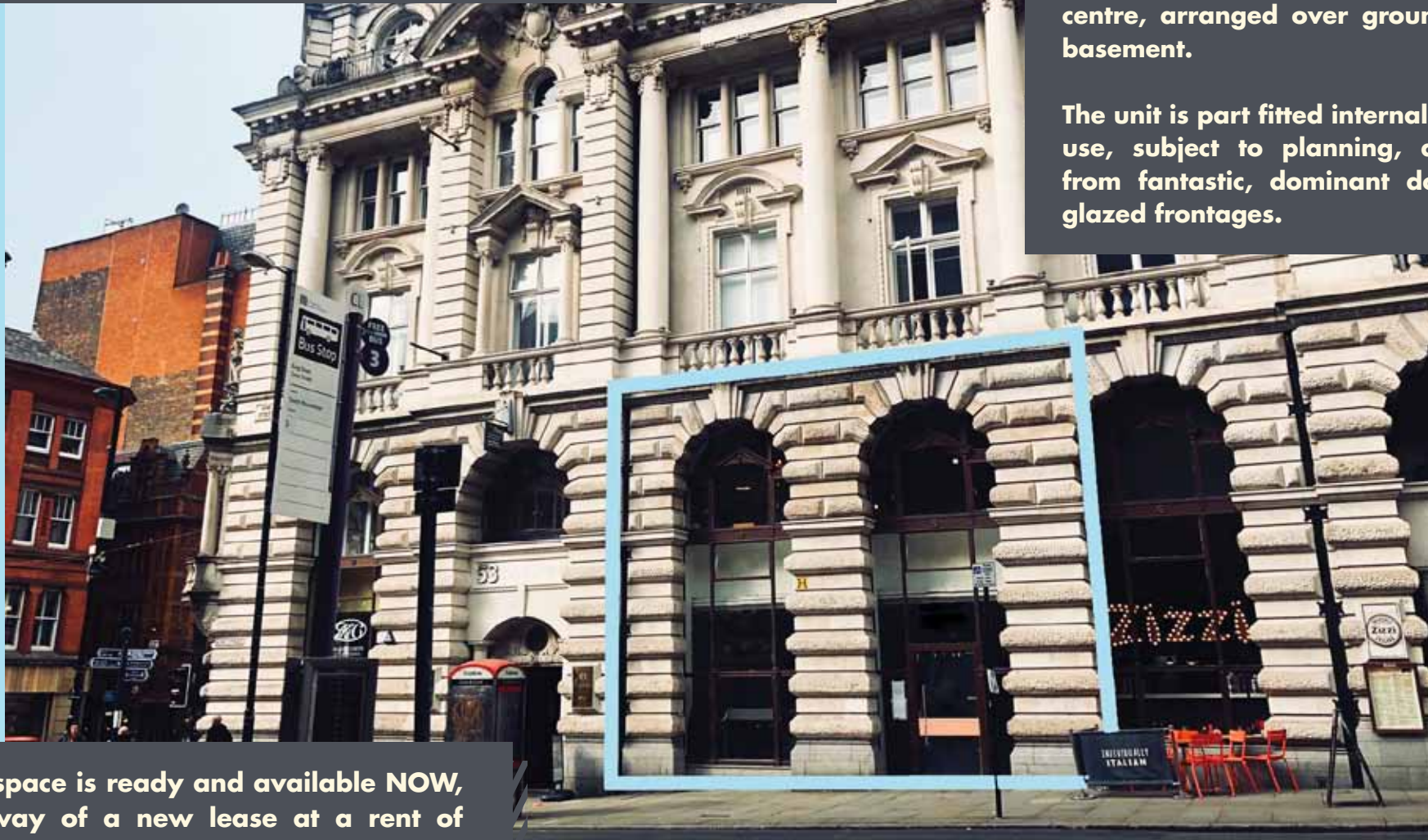


**Ground Floor & Basement Leisure/Retail Space**

# **53 KING STREET MANCHESTER**

Leisure or Retail Space located on King Street in the heart of Manchester city centre, arranged over ground floor and basement.

The unit is part fitted internally for A1/A3 use, subject to planning, and benefits from fantastic, dominant double height glazed frontages.



The space is ready and available **NOW**, by way of a new lease at a rent of **£67,500 per annum**.

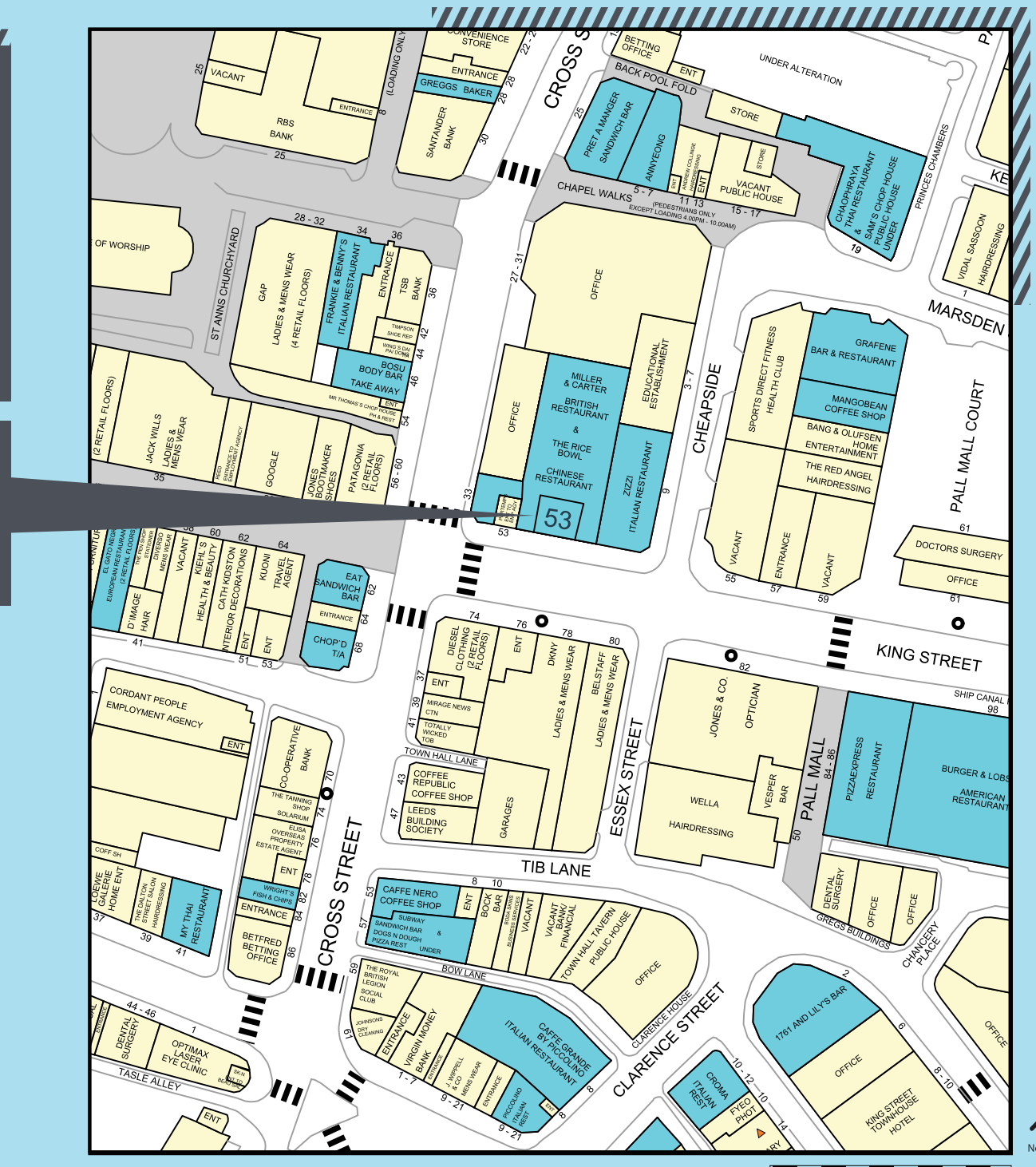
- Prime King Street position

- Grade II listed building with character

- Ideal for A1/A3 such as grab & go or for a small restaurant

- Heart of the CBD, with strong daytime, evening and weekend footfall

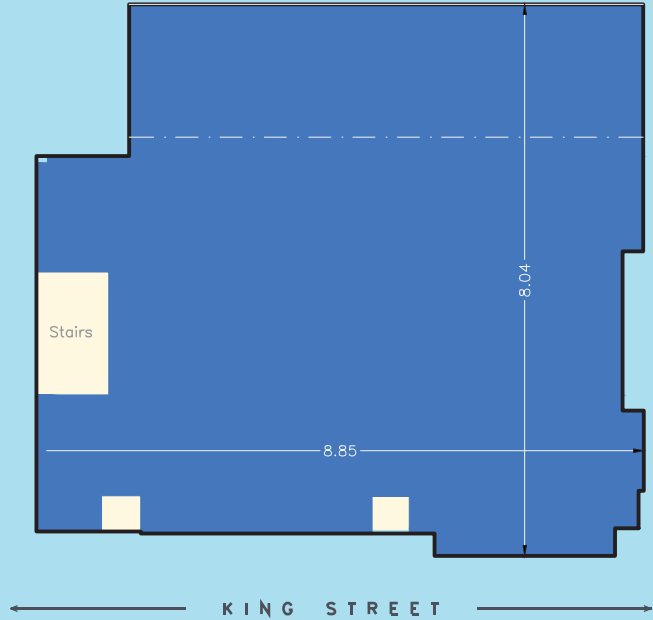
# 53 KING STREET MANCHESTER



50 metres




53 KING STREET  
MANCHESTER, M4  
RETAIL UNIT TWO



**GROUND FLOOR**

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Gross Internal Area \_\_\_\_\_

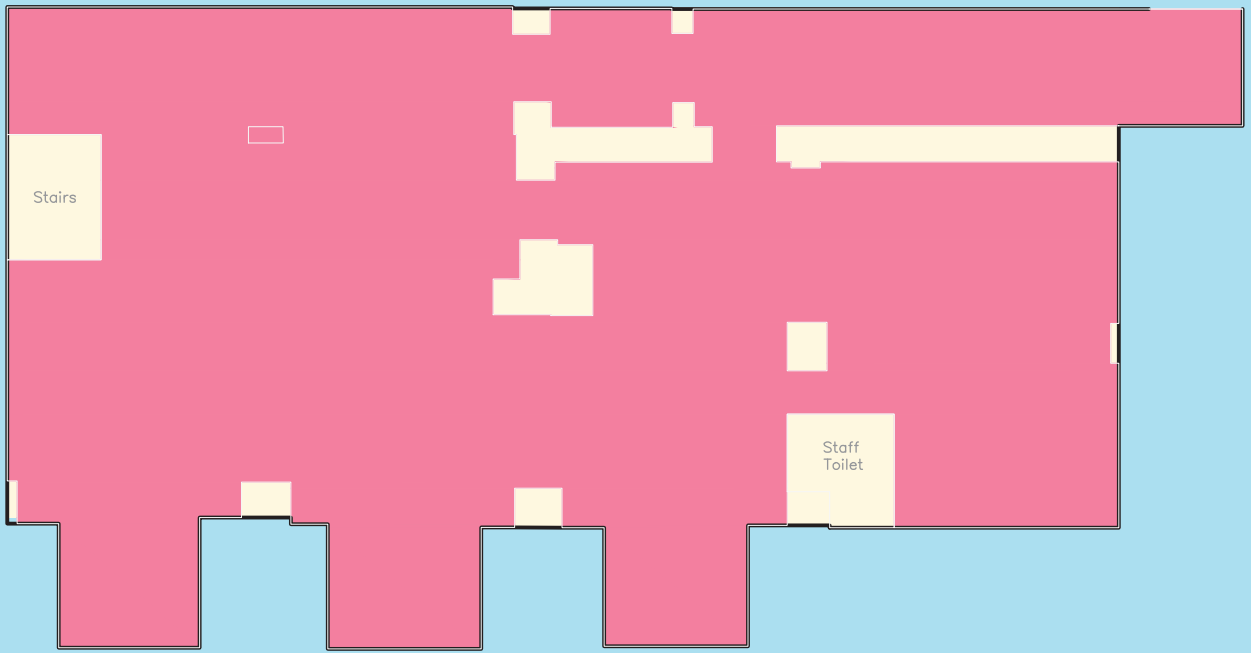
	GIA	65.2 sq m	702 sq ft
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**BASEMENT**

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Gross Internal Area \_\_\_\_\_

	GIA	148.8 sq m	1602 sq ft
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## ACCOMMODATION

The unit provides the following approximate gross internal areas:

Ground Floor	702 sq ft	(65.2 sq m)
Basement	1,602 sq ft	(148.8 sq m)

## TENURE

The premises are available by way of a new lease, for a term of years to be agreed.

## RENT

£67,500 per annum exclusive

## BUSINESS RATES

Interested parties are to make their own enquiries with the Local Authority.

## PLANNING

The premises benefit from A1(Retail) Planning Consent, other uses will be considered, subject to planning.

## EPC

The unit has an EPC Rating of C. The full report can be provided upon request.

## COSTS

All figures quoted are subject to VAT where applicable.

## VIEWING

If you want to take a look inside, please contact Chris or Gary.

Chris Nutter  
07927561994  
chris@barkerproudlove.co.uk

Gary Crompton  
07554402314  
gary@barkerproudlove.co.uk



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