

TO LET

PROMINENT CORNER
UNIT/*NEW LEASE
AVAILABLE
86 Cross Street
Manchester
M2 4LA



Location

The premises occupy a prominent position on the corner of Cross Street and John Dalton Street overlooking Manchester Town Hall and Albert Square. Occupiers nearby include Co-operative Bank, Caffe Nero, Duttons, Subway, Johnsons Dry Cleaners, Virgin Money and Costa.

Accommodation

The premises, which are Grade II Listed, are arranged over ground floor and basement.

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	1,267	117.7
Basement	92	8.6

Rent

Upon application.

Tenure

Available by way of an assignment of the existing effective full repairing and insuring lease, due to expire 2021, or a sublease on flexible terms.

*The Landlord has indicated that they are prepared to grant a new lease/reversionary lease, subject to covenant and status. Please contact the leasing agent for further information.

Business Rates

The unit has a 2017 rateable value assessment of £88,500.

For further details visit Gov.uk or contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - Available on Request

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

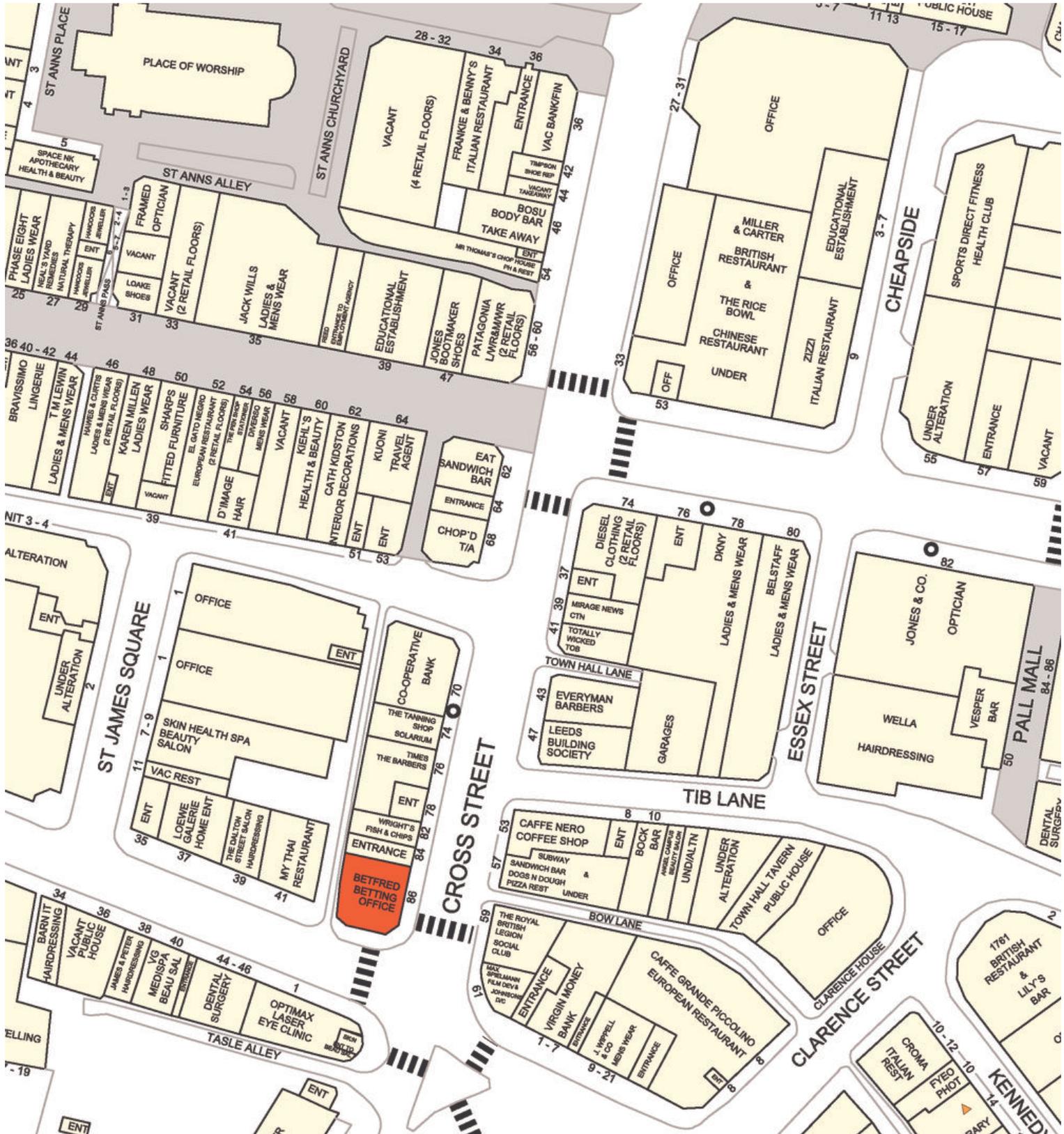
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
WITHOUT PREJUDICE

Viewing Strictly through the sole letting agent.

Barker Proudlove
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