

MANCHESTER

NEW CATHEDRAL STREET



LOCATION

The premises are situated in a prominent location on New Cathedral Street where nearby retailers include **Selfridges**, **Harvey Nichols**, **Burberry**, **Lacoste**, **Zara**, **Ted Baker** and **Marks & Spencer**.

ACCOMMODATION

The premises are arranged over basement, ground, first and second floors and comprise of the following approximate net internal floor areas:

Basement	3,262 sq ft	303.0 sq m
Ground Floor	5,720 sq ft	531.4 sq m
First Floor	7,004 sq ft	650.7 sq m
Second Floor	10,048 sq ft	933.5 sq m
Total	26,034 sq ft	2,418.6 sq m

TENURE

The premises are held on an effectively full repairing and insuring lease for a term of years expiring 24 March 2018. The next rent review is due on 25 March 2013.

RENT

£550,000 per annum exclusive.

TERMS

Substantial incentives available, subject to status.

RATES

We have made verbal enquiries with the Local Rating Authority and have been informed that the unit is subject to the following rating assessment:

Rateable Value £575,000

Prospective tenants are advised to make their own enquiries with the Local Rating Authority.

VIEWING

Staff are not aware of the potential availability of these premises and therefore viewing is strictly via prior appointment with Central Retail:

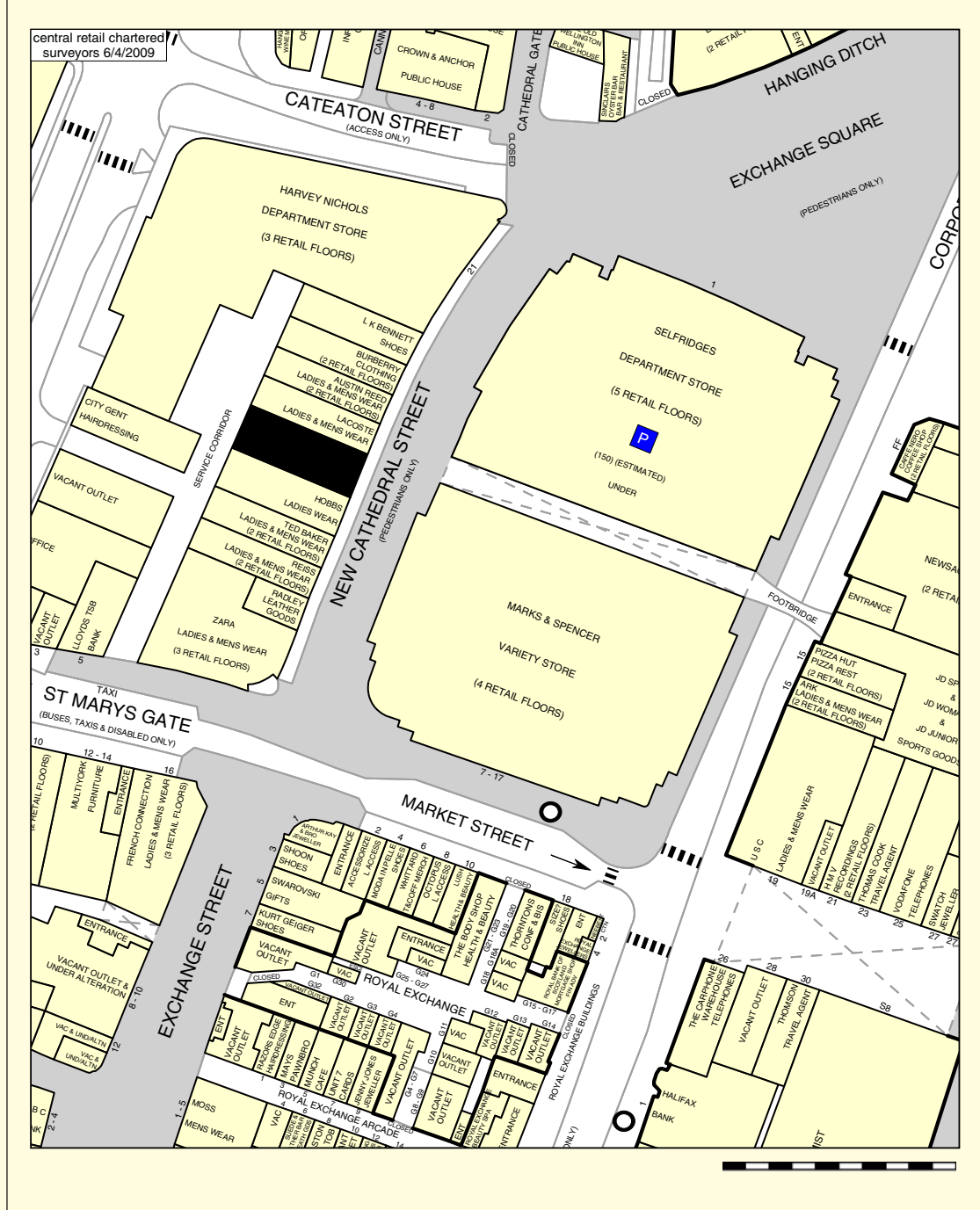
Contact: David Rawstron (david@central-retail.co.uk)

SUBJECT TO CONTRACT

APRIL 2009



Manchester – Central



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