

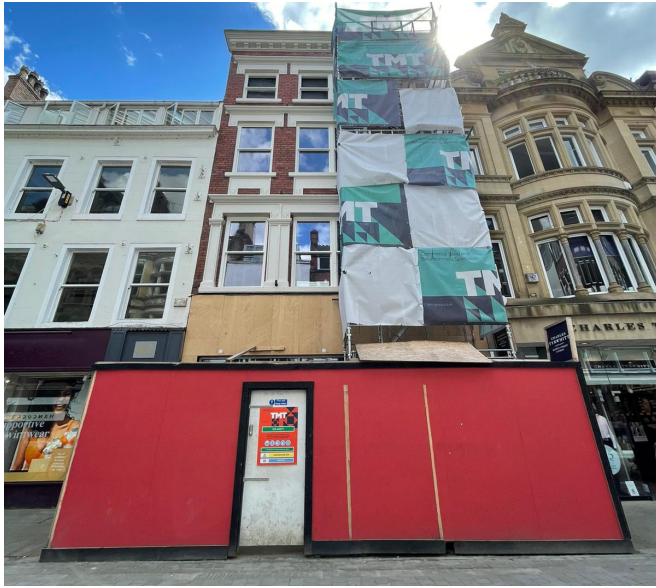
PRIME CITY CENTRE RETAIL UNIT TO LET

34 KING STREET, MANCHESTER, M2 6AZ



- ◆ **Highly Prominent City Centre Location**
- ◆ **Arranged over Ground and Basement Floors**
- ◆ **Located on the Pedestrianised Section of King Street with high levels of Footfall**
- ◆ **Rent of £115,000 per annum**

**TO
LET**



LOCATION

The property is located on the pedestrianised section of King Street, one of Manchester's premier fashion pitches. The unit is situated adjacent to Charles Tyrwhitt and Bravissimo. Occupiers in the immediate vicinity include Boodles, Cath Kidston, White Company and T M Lewin.

ACCOMMODATION

The premises comprise ground floor and basement sales which extend approximately as follows:

Ground Floor	1,277 sq ft	(119 sq m)
Basement	1,044 sq ft	(97 sq m)
Internal Width	21 sq ft	(6.55 sq m)
Shop Depth	56 sq ft	(19.93 sq m)

TERMS

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews.

RENT

£115,000 per annum exclusive.

