

## LANDMARK PROPERTY SUITABLE FOR RETAIL/CAFE

**BRITANNIC BUILDINGS, 42-46 VICTORIA STREET,  
MANCHESTER, M3 1ST**



- ◆ **Highly Prominent Gateway Location**
- ◆ **Arranged over Ground and Basement Floors**
- ◆ **Provides Substantial External Seating Area**
- ◆ **Rent of £35,000 per annum**

**TO  
LET**

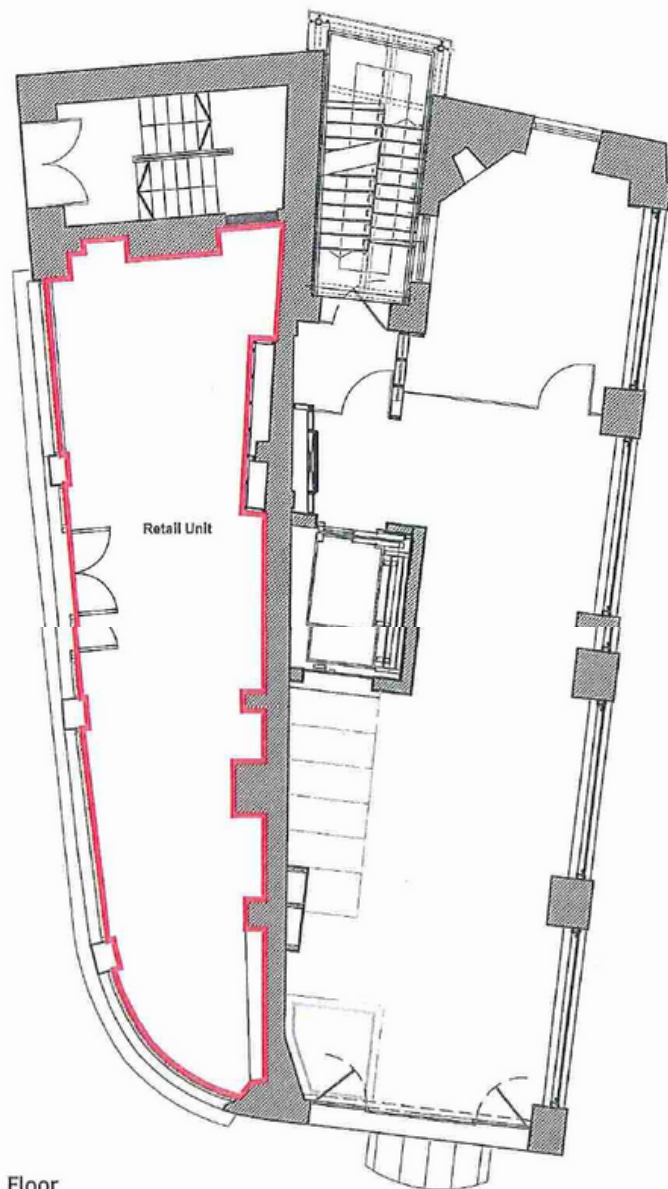


## SITUATION

The property occupies a highly prominent gateway location at the northern end of Deansgate situated in between Manchester Cathedral and Harvey Nichols.

Directly to the front of the unit is a large paved area providing substantial external seating area that overlooks the River Irwell and the Greengate area which includes The Embankment office development as well as a number of new build high rise residential developments.

The Corn Exchange, The Printworks, Manchester Arena and Victoria Train Station are all within 3 minutes walk.



Ground Floor

## ACCOMMODATION

Ground floor net internal area	353 sqft (32.9 sqm)
Basement net internal area	353 sqft (32.9 sqm)
Gross Frontage	52 ft (13.7 m)
Build Depth	9.6 ft (2.9 m)

Plus WC

## RENT

The property is available on a new 10 year full repairing and insuring lease at a commencing rent of **£35,000 (thirty five thousand pounds)** per annum. The lease is to be contracted outside the provisions of the Landlord and Tenant Act.

## RATEABLE VALUE

The premises has a rateable value of £24,250.

Interested parties are advised to verify this information by the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## BRITANNIC BUILDINGS, 42-46 VICTORIA STREET, MANCHESTER, M3 1ST

### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)  
We recommend you obtain professional advice if you are not represented.

### ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

### EPC

The property has an EPC rating of E. A full copy of the EPC certificate is available upon request.

### VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**  
**APRIL 2023**



@MRRETAILEXPRT

[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)

in