

GROUND FLOOR AND BASEMENT UNIT TO LET / FOR SALE

115 PRINCESS STREET, MANCHESTER, M1 6JB



TO
LET/
FOR
SALE

- ◆ Prime location for food and beverage offer.
- ◆ 1,909 sq ft (NIA) over ground and basement levels.
- ◆ Immediately available.

115 PRINCESS STREET, MANCHESTER M1 6JB

LOCATION

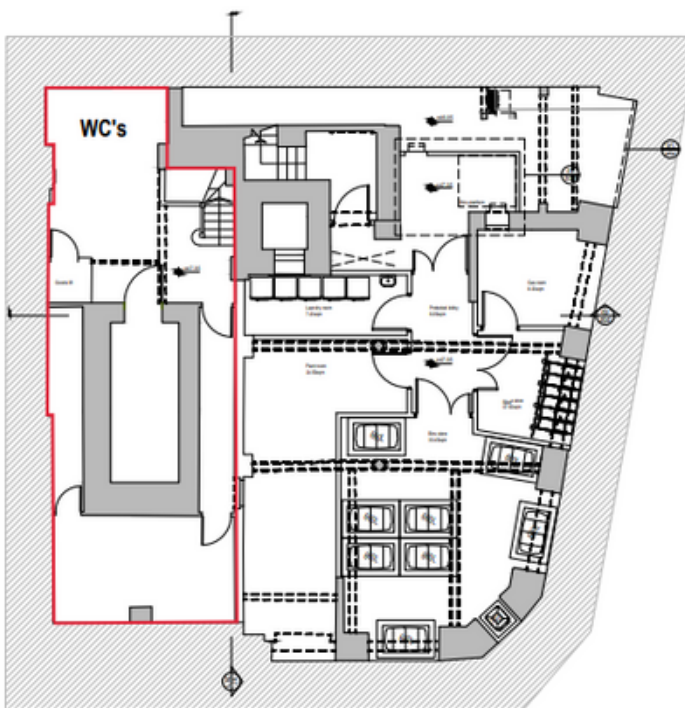
The property is prominently located on the corner of Princess Street and Whitworth Street directly opposite the Manchester New Square development (where tenants include Tesco Express and Starbucks), and O'Sheas Irish Bar, and close to established leisure destinations including Manchester's renowned Canal Street Quarter and Chinatown.



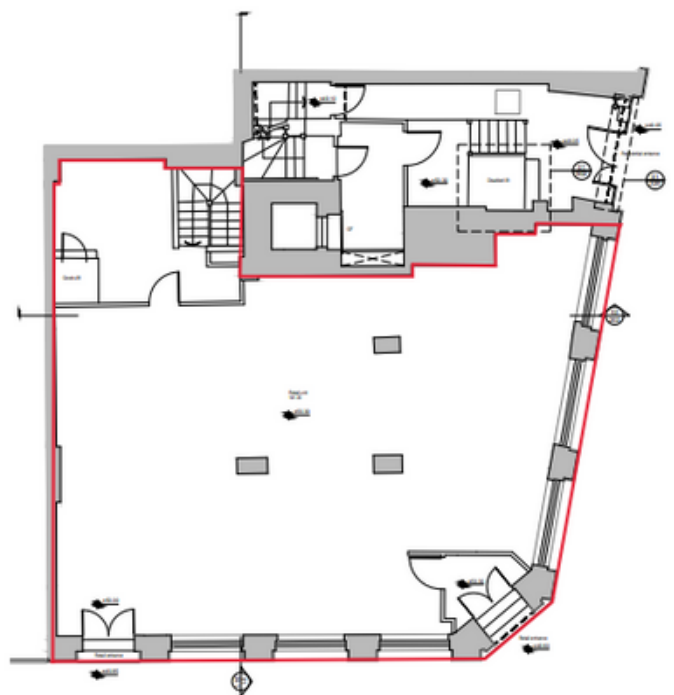
DESCRIPTION

The unit forms part of an attractive period building which has recently undergone a complete refurbishment to create residential units on the upper floors.

The subject unit is situated over ground floor and basement levels with access points directly off Princess Street and Whitworth Street.



BASEMENT



GROUND FLOOR

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FLOOR DIMENSIONS AND AREAS

Gross frontage to Princess Street:	40 ft (12.2 m)
Gross frontage to Whitworth Street:	43 ft 6 ins (13.3 m)
Ground floor net internal area:	1,324 sq ft (123 sq m)
Basement net internal area:	585 sq ft (54.3 sq m) plus 2 x WC's



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RATEABLE VALUE

The property is yet to be assessed for rating purposes.

LEASE

The property is available on a new full repairing and insuring lease for a minimum term of 10 years, subject to rent review every fifth anniversary at a commencing rent of **£45,000 per annum** exclusive. .

SALE

Alternatively a long leasehold interest for a term of 250 years at peppercorn rent is available with offers in excess of £650,000 invited.

EPC

The unit currently has an EPC rating of D. Full certificate available upon request.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the preparation and execution of the new lease.

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

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.

VIEWINGS

Strictly by appointment with sole agent:

Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT

FEBRUARY 2024



@MRRETAILEXPERT



WWW.CHEETHAM-MORTIMER.COM