

MANCHESTER

TO LET

2 Old Bank Street, M2 7PF

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located in Manchester centre and occupy a prominent corner location fronting Old Bank Street, which links St Ann's Square with Cross Street. Occupiers in close proximity include Watches of Switzerland, Caffè Nero, Mappin & Webb and Sainsburys. There are a number of bars, restaurants, offices and hotels surrounding the building.

The premises form part of Old Bank Chambers, a mixed use building with retail, leisure and office occupiers. The unit is located on the ground floor and provides ground and basement sales space and sub-basement ancillary.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent: £85,000 per annum

Accommodation

The accommodation comprises the following areas:

| NAME | SQ FT | SQ M |
|------------------|--------------|---------------|
| Ground | 1,611 | 149.67 |
| Basement | 1,838 | 170.76 |
| Ancillary | 298 | 27.69 |

Business Rates

Rateable Value: £59,000

Rates Payable: Based on 2023 revaluation

VAT

Applicable

EPC

A full copy of the EPC is available upon request

Occupational Costs

To be confirmed

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

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