

# MANCHESTER

## TO LET

### 22 King Street, M2 6AG

**LYONS  
THOMPSON  
LETT'S**  
PROPERTY CONSULTANTS



### Location and Description

The premises are located in Manchester city centre and occupy a prime location fronting the pedestrianised section of King Street, one of Manchester's best retail and leisure locations.

Occupiers in close proximity include Boodles, Patek Phillipe, El Gato Negro, San Carlo and a host of other high end retailers, bars and restaurants.

The premises are arranged over 4 floors and are fitted out to a very high standard. Basement kitchen and BOH, Ground floor bar, 1st floor dining and 2nd floor private dining.

### 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: £165,000 per annum**

### Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	1,576	146.42
Basement	1,576	146.42
1st	1,576	146.42
2nd	1,576	146.42

### Video

<https://youtu.be/MauobDNcXck>

### Business Rates

Rateable Value: £89,000

Rates Payable: £44,411 per annum Based on 2023 valuation

### VAT

Applicable

### EPC

A full copy of the EPC is available upon request

### Occupational Costs

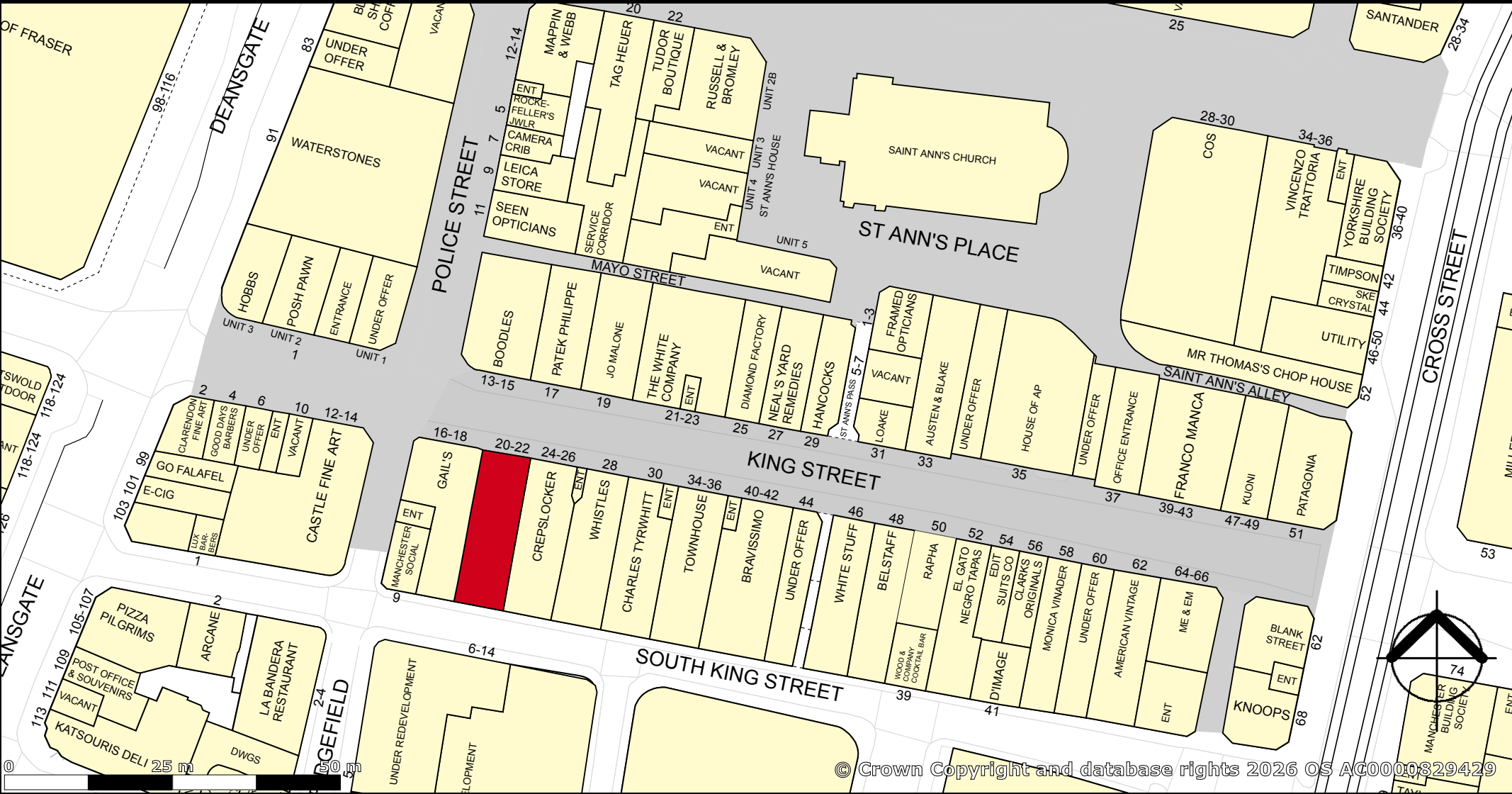
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### Money Laundering Regulations

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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