

MANCHESTER TO LET

22 King Street, M2 6AG



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 Phillippe, 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

n/a

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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