

33 King Street

Manchester, M2 6AA



FOR SALE

Fully occupied building comprising Basement, Ground, First, Second and Third Floors

- Prime Location: Situated on the iconic, pedestrianised King Street.
- Strong Tenant Profiles: Anchored by established luxury retail and tailoring brands.
- Total Passing Income: £125,000 per annum exclusive.

33 King Street, Manchester, M2 6AA

Summary

Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

A rare opportunity to acquire a high-profile freehold investment on Manchester's premier pedestrianised thoroughfare. The property comprises a Grade II listed building providing prime retail and boutique commercial accommodation across five floors. The asset is fully let to two established tenants, producing a total passing rent of £125,000 per annum exclusive, with a guaranteed minimum uplift to £130,000 pax in 2030.

Location

The property is situated in a prime position on the pedestrianised section of King Street, Manchester's most prestigious retail and leisure destination. Positioned between Deansgate and St Ann's Square, the building is surrounded by a high-caliber mix of premium retail and leisure operators, situated adjacent to Loake and White Stuff, and in the immediate company of Monica Vinader, Belstaff, Jo Malone, and The White Company. The location further benefits from its proximity to high-performing food and beverage destinations, sitting directly opposite or adjacent to El Gato Negro, Gail's Bakery, and House of AP.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - 33 King Street	2,368	219.99	Occupied
Unit - 33A King Street	3,332.51	309.60	Occupied
Total	5,700.51	529.59	

Tenure/Tenacy

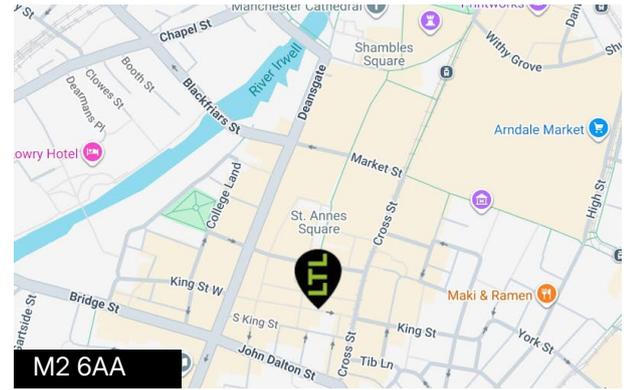
33 King Street, GF & Basement

Let to Austin & Blake Limited by way of a 10 year lease from July 2024 at a rent of £80,000 per annum. The lease is held on Full Repairing and Insuring (FRI) terms. There is a rent review in July 2029 and a tenant break option on 30 July 2030.

33A King Street, Ground, 1st,2nd,3rd

Let to Aristocracy London Ltd by way of a 10 year lease from July 2025 at a rent of £45,000 per annum. The lease is held on effectively Full Repairing and Insuring (EFRI) terms. There is a tenant break option on 1 July 2030. The rent is to be reviewed in July 2030 to the higher of £50,000 per annum or the open market rent.

Total Rent - £125,000 per annum



Viewing & Further Information



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