

# To Let by way of assignment

## 40 Spring Gardens, Manchester, M2 1EN



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#### Location

The unit is well located on Spring Gardens near to the junction with King Street, in the heart of Manchester City Centre. A number of quality occupiers are located in the immediate vicinity including Brown's, Hervia Bazaar, Trevor Sorbie, Room Restaurant, Pretty Green, Rosso and Jamie's Italian.

#### **Description**

The premises are arranged on ground floor and have an approximate net internal area of:

Ground Floor 187.66 sq m 2,020 sq ft

#### **Tenure**

The property is held by way of an effective full repairing and insuring lease for a term expiring on 5th December 2022 (subject to an outstanding rent review on 6th December 2012).

#### Rent

The current rent passing is £64,400 per annum exclusive

#### **Business Rates**

Rateable Value: £75,000 UBR 2013/14: £0.471 Rates payable 2013/14: £35,325.00

Interested parties are advised to make their own enquiries with the local rating authority on 0161 234 1103.

#### Viewing

Strictly by arrangement via:

Richard Lucas Property 0161 241 7998

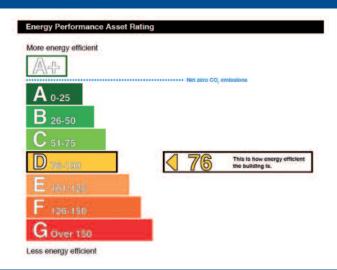
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Or our joint agents:

CBRE 020 7182 2000

Subject to Contract

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