

Prime Shop Lease Available

MANCHESTER 174a Halle Mall Arndale Centre

Confidentially Available - Staff Unaware



LOCATION

Occupying a prime trading position in the upper level of the Arndale Centre, the subject property is located adjacent to **Warren James**. Other multiple occupiers located close by include **Specsavers, Subway, Greggs, Game, Timpson** and **Aldi**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground and first floors comprising the following approximate net internal floor areas and dimensions:-

Gross Frontage	17 ft 6 in	5.33 m
Net Frontage	15 ft 8 in	4.78 m
Internal Width (max)	17 ft 0 in	5.18 m
Shop Depth	65 ft 1 in	19.84 m
Ground Floor Sales	969 sq ft	90 sq m
First Floor Ancillary	957 sq ft	89 sq m

LEASE

The property is available by way of an existing effectively full repairing and insuring lease expiring 24th March 2018 at a current rent of **£65,000 per annum exclusive** of rates, service charge and VAT.

TERMS

Incentives are available to an incoming tenant - further details upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£58,000
UBR (2015/16)	£0.493
Rates Payable	£28,594

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

The property has a Band D Energy Performance Asset Rating. A copy of the EPC can be provided upon request.

VIEWING

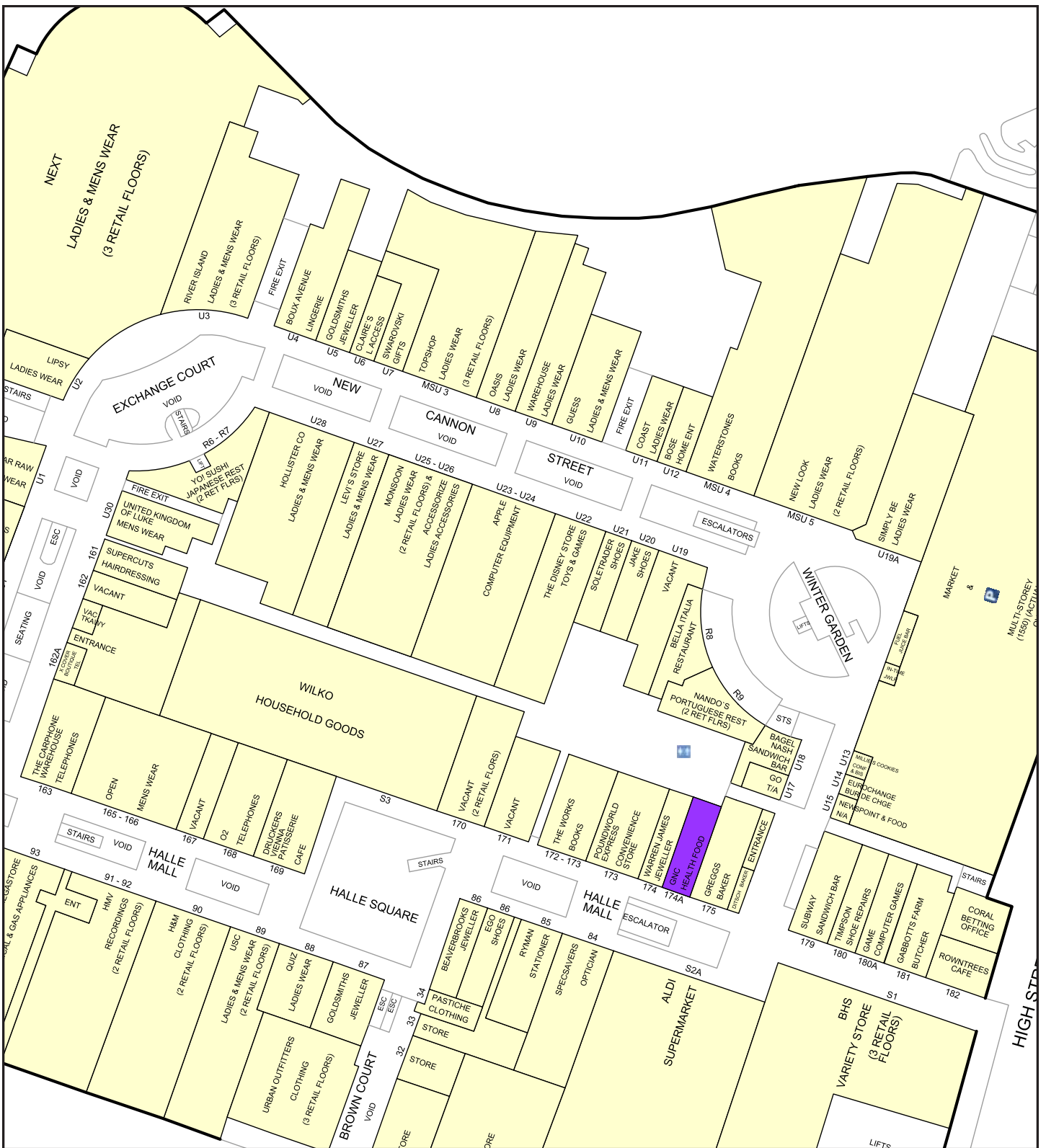
As staff are unaware, all viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to Contract



Prime Retail.

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