

# SHOP LEASE FOR ASSIGNMENT

## 61 CHURCH STREET MANCHESTER “NORTHERN QUARTER”



### LOCATION

The shop occupies a prominent position on the corner of Church Street and Oldham Street in the heart of the **Northern Quarter** just outside Manchester's central mass market retail area. The area contains a number of niche and specialist retailers, boutiques, bars and restaurants as well as benefiting from being in close proximity to a number of the city centre car parks. Other retailers in close proximity include **Carhartt**, **Afflecks Palace**, **Vinyl Exchange** and **Ladbrokes**.

### ACCOMMODATION

The shop provides a well configured ground floor with an excellent substantially sized sales basement benefiting from good visible access from the ground floor. The dimensions and net internal floor areas are as follows:-

Internal Width	34 ft 0 in
Maximum Depth	55 ft 1 in
Ground Floor Sales Area	1,533 sq ft
Basement	2,913 sq ft

### LEASE

The shop is held on an existing effectively full repairing and insuring lease for a term of 15 years from 29 June 1998 at a current rent of £54,000 pa which is subject to rent review with effect from 29 June 2008. Agreement has provisionally been reached subject to documentation.

### TERMS

Offers are invited for the benefit of the leasehold interest.



### RATES

We are advised by the local rating authority the unit is assessed for rates as follows:

Rateable Value	£32,500
Rates Payable (2008/09)	£15,015

### LEGAL COSTS

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

### VIEWING

**Please note that the staff are unaware and viewing is strictly by appointment through Leslie Perkins FAO:-**

**Guy Maude**

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