

On the Instructions of PRUPIM & CSC

MANCHESTER

Unit 54A Barbirolli Mall, Arndale Centre

SHOP UNIT
TO LET

SUBJECT TO
CONTRACT

VIEWING

By appointment via this office:
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Or via our joint agents:

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LOCATION

The Arndale Centre is Manchester's principal shopping centre. Located in the city centre and comprising approximately 1.4 million sq ft of retail space, the Arndale attracted approximately 35 million shoppers in 2008.

Retailers include the largest **Next** and **TK Maxx** in the UK, **Top Shop**, **Monsoon**, **Waterstone's**, **H&M** and **River Island** amongst many others.

The premises occupy a prominent trading position on Barbirolli Mall. Nearby retailers include **Esprit**, **Body Shop**, **Manchester City FC**, **Game** and **La Senza**.

DESCRIPTION

The premises are situated on the lower mall, and are arranged over ground floor and basement comprising the following approximate areas:

Ground Floor Sales (NIA)	81.7 sq m	880 sq ft
Basement	29.7sq m	320 sq ft

RENT

We have been instructed to receive rental offers in the region of **£100,000** per annum exclusive of rates and service charge.

TENURE

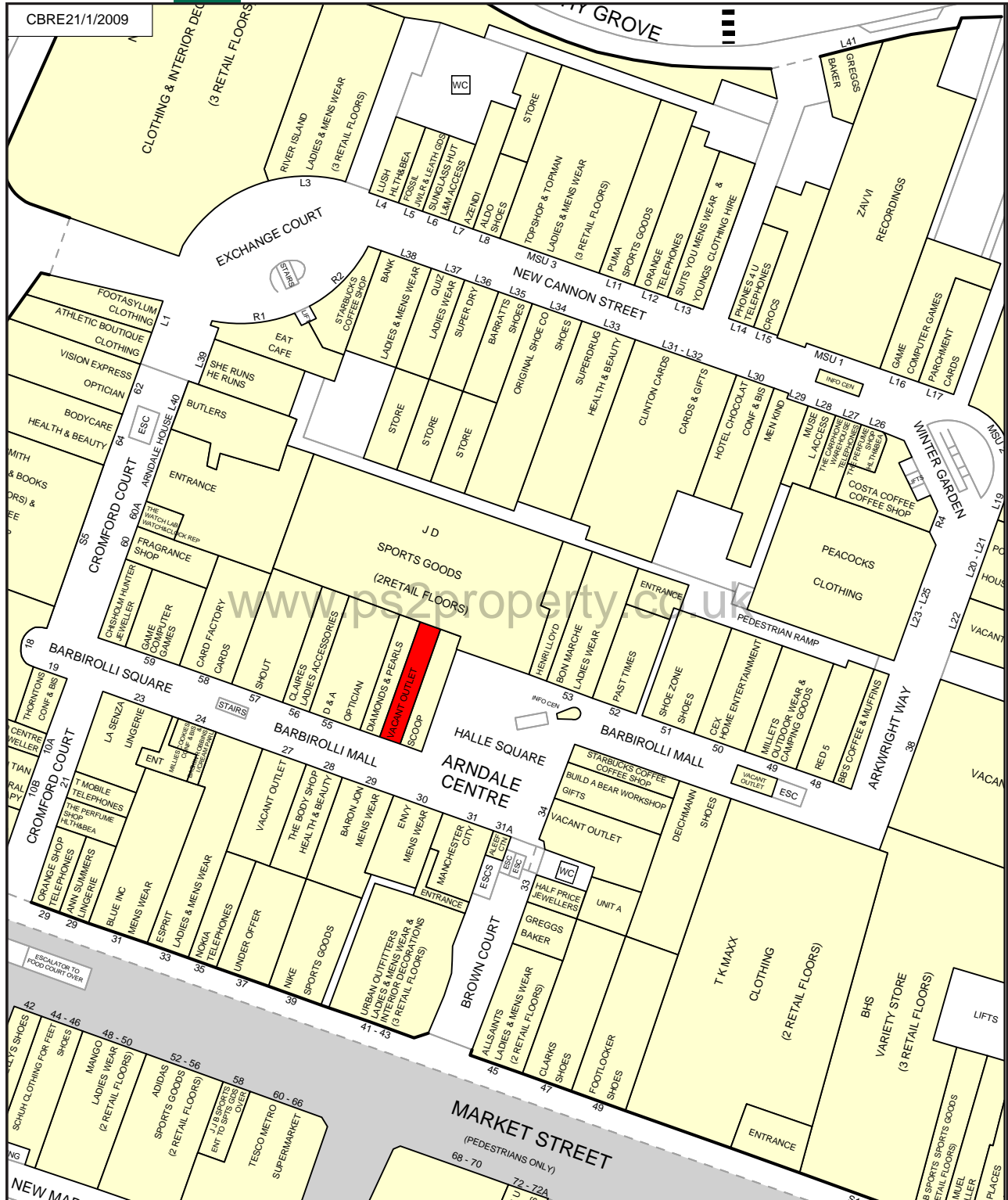
The property is available on a new 10 year lease, subject to an upward only rent review in year 5.

RATING

The property has yet to be assessed by the Local Rating Authority for the purposes of rateable value. For further details interested parties are advised to make their own enquiries with the Local Authority for verification purposes on (0161 245 4200).

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