

On the Instructions of PRUPIM & CSC

MANCHESTER

L34 New Cannon Street, Arndale Centre

SHOP UNIT
TO LET

SUBJECT TO
CONTRACT



LOCATION

The Arndale Centre is Manchester's principal shopping centre. Located in the city centre and comprising of 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 are located on the lower mall of the northern extension. Nearby retailers include **Puma**, **Superdry**, **Barratts**, and **Top Shop**.

DESCRIPTION

The premises are situated on the lower mall and the unit comprises the following approximate dimensions and areas:

Internal Width	10.6 m	34 ft 0 ins
Shop Depth	40.2 m	132 ft 0 ins
Ground Floor Sales (NIA)	420.5 sq m	4,527 sq ft

RENT

We have been instructed to receive rental offers in the region of **£300,000** 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

We have been verbally informed by the Local Rating Authority that the rateable value of the shop is £260,000 and the rates payable are £126,100. The UBR for 2009/10 is 48.5p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes (0161 245 4200).

VIEWING

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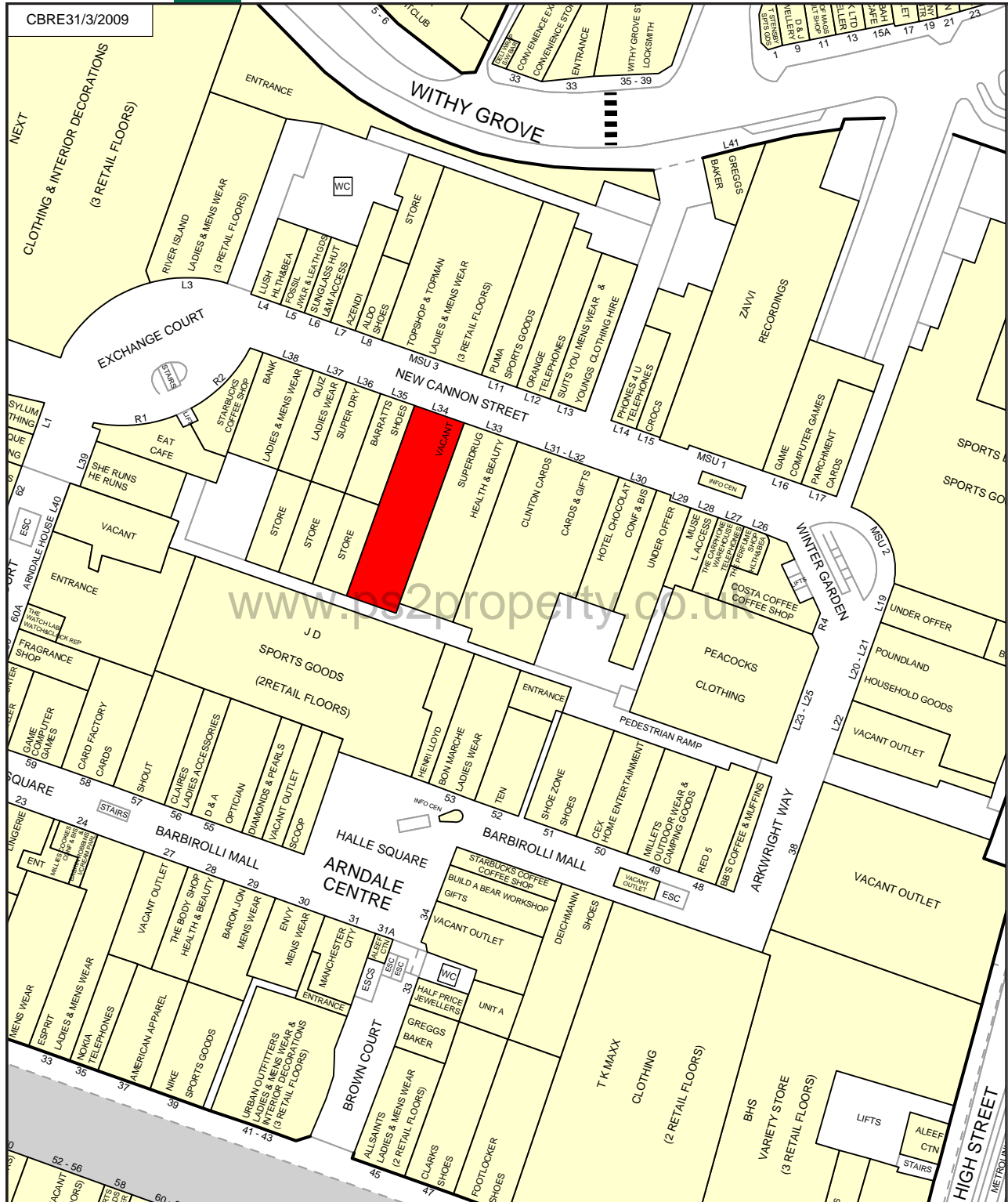
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Not to scale.

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