

# LEASE FOR SALE

## 40-44 Princess Street Manchester

- On the instructions of Genting Casino



### Location

The subject premises are located in a prominent position in the centre of Manchester on Princess Street, within close proximity to China Town and the leisure circuits centred around Canal Street, Oxford Road and Portland Street.

Nearby occupiers include Best Western Hotel, Premier Inn, Novotel, Cruz 101 Nightclub, Efes Greek Restaurant, Yang Sing Chinese Restaurant and Peking Court Chinese Restaurant.

### Description

The unit has been fitted out to a high standard and the current fitout and layout could be utilised by an incoming tenant. The unit is arranged at lower ground floor and basement arranged as below:

Lower Ground Floor	895.7 sq m	9,640 sq ft
Basement	253.8 sq m	2,730 sq ft
Net Frontage	9.1 m	30 ft
Total	1,149 sq m	12,370 sq ft

Subject to agreement of terms, our client may consider disposal of part only of the premises.

### Proposal

Our client is inviting offers for their leasehold interest, to include fixtures and fittings.

### Rent

The premises are currently let at a rental of £121,500 pa on a lease expiring 23 June 2015, with the next rent review being 24 June 2010.

### Legal Costs

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

## Rates

Rateable Value	£119,000
UBR 2009/10	£0.485
Rates Payable (per annum)	£57,715

We are advised by the Valuation Office Agency (VAO) that the property is assessed for rating purposes as a Casino and the property will be re-rated for any other use.

## VAT

Prices, outgoings and rentals are exclusive of but may be liable to VAT.

## Viewing

Strictly by appointment through the joint agents:

**Stuart Burdon Bailey -  
Jones Lang LaSalle**

**0161 828 6440**

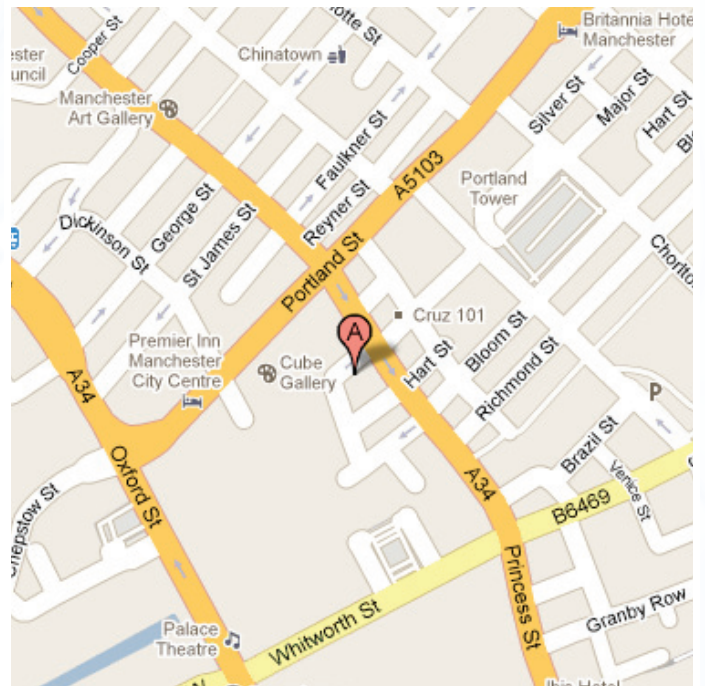
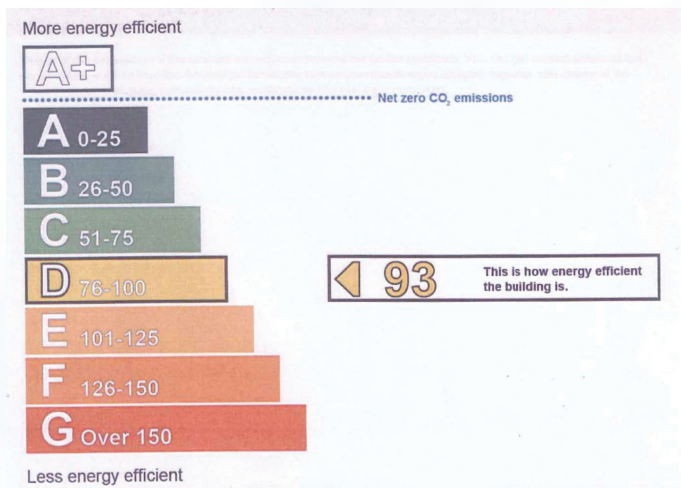
**stuart.burdon-bailey@eu.jll.com**

**Neil Bowler - Jenics**

**0161 832 2201**

**nb@jenics.com**

## Energy Performance Certificate



Subject to Contract

February 2010

jenics



Misrepresentation Act:

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