

lot 39

109 Princess Street, Manchester Greater Manchester M1 6JB

Rent
£233,000
per annum
exclusive

Freehold Leisure/Residential Investment

- Let to ABA Leisure Limited (t/a Baby Platinum) until 2029
- Situated in Central Manchester Leisure District
- 500 metres west of Manchester Piccadilly Railway Station
- The property is held in a Single Purpose Vehicle (SPV) that may be available under separate negotiation



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Location

Estimated District Population: 2,500,000

Miles: 52 miles south-west of Leeds

37 miles west of Sheffield

Roads: M60, M6, M62

Rail: Manchester Piccadilly

Air: Manchester

Situation

The property is prominently situated in the heart of the leisure quarter some 500 metres south of the Deansgate, Manchester's premier retailing street. The property is situated on the north side of Princess Street at its junction with Bloom Street and Richmond Street. There is an eclectic range of leisure occupiers neighbouring the property.

Description

The property is a substantial prominent GRADE II LISTED DETACHED PERIOD BUILDING comprising a GENTLEMEN'S CLUB on the upper ground floor and lower ground floor with ANCILLARY ACCOMMODATION in the basement. The upper four floors comprise an award winning conversion of thirty residential flats with separate access from Bloom Street.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

6 Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Basement	Ancillary	198.57 sq m	(2,137 sq ft)	ABA LEISURE LIMITED (t/a Baby Platinum)	20 years from 19/03/2009 until 2029 on a full repairing and insuring lease	£230,000	19/03/2014 and 5 yearly
Lower Ground	Bar/Club	522.35 sq m	(5,622 sq ft)				
Upper Ground	Bar/Club	465.60 sq m	(5,011 sq ft)				
First-Third	Residential	Not Measured		109 PRINCESS STREET MANAGEMENT COMPANY LIMITED	126 years from 01/01/1998 until 2124	£3,000	
Totals		1,186.52 sq m	(12,770 sq ft)			£233,000	

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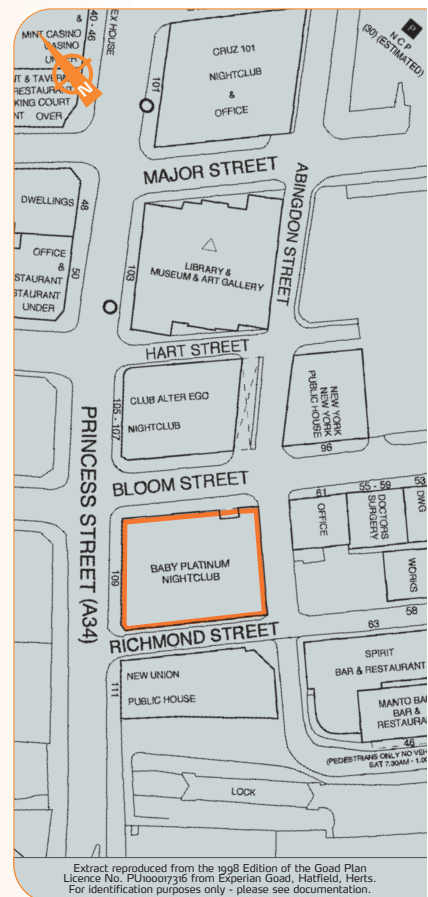
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