



**SHIP
CANAL
HOUSE**



**98 KING STREET
MANCHESTER
M2 4WU**

**PROMINENT RETAIL/
LEISURE OPPORTUNITY
TO LET**



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98 KING STREET
MANCHESTER
M2 4WU

The premises occupy a prime position on the corner of King Street and Brown Street, in the heart of Manchester City Centre.

King Street is a truly unique and prestigious address featuring stunning period architecture and serving as the traditional retail pitch in Manchester whilst located in close proximity to bustling Market Street.



SIX by NICO
MANCHESTER



Gateley /



GAIL'S



KALA

KING ST
TOWNHOUSE



FLIGHT CLUB





SPINNINGFIELDS

DEANSGATE

GOTHAM HOTEL

MANCHESTER TOWN HALL

MANCHESTER CITY LIBRARY

ST PETERS SQ



MANCHESTER OXFORD ROAD

KING STREET (PEDESTRIANISED)

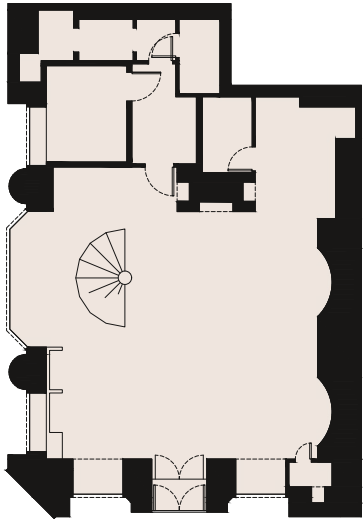
SHIP CANAL HOUSE

MANCHESTER ARNDALE

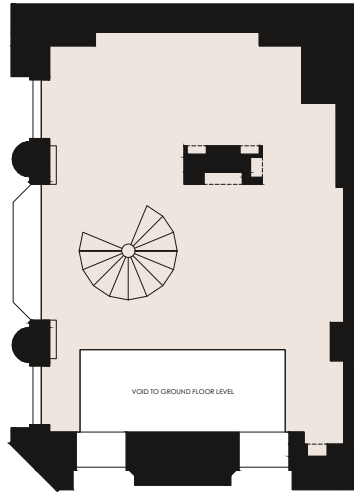
MARKET STREET



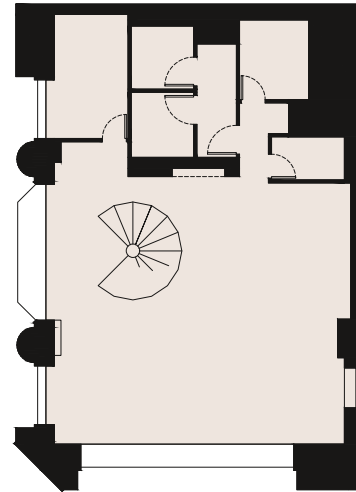
BROWN STREET



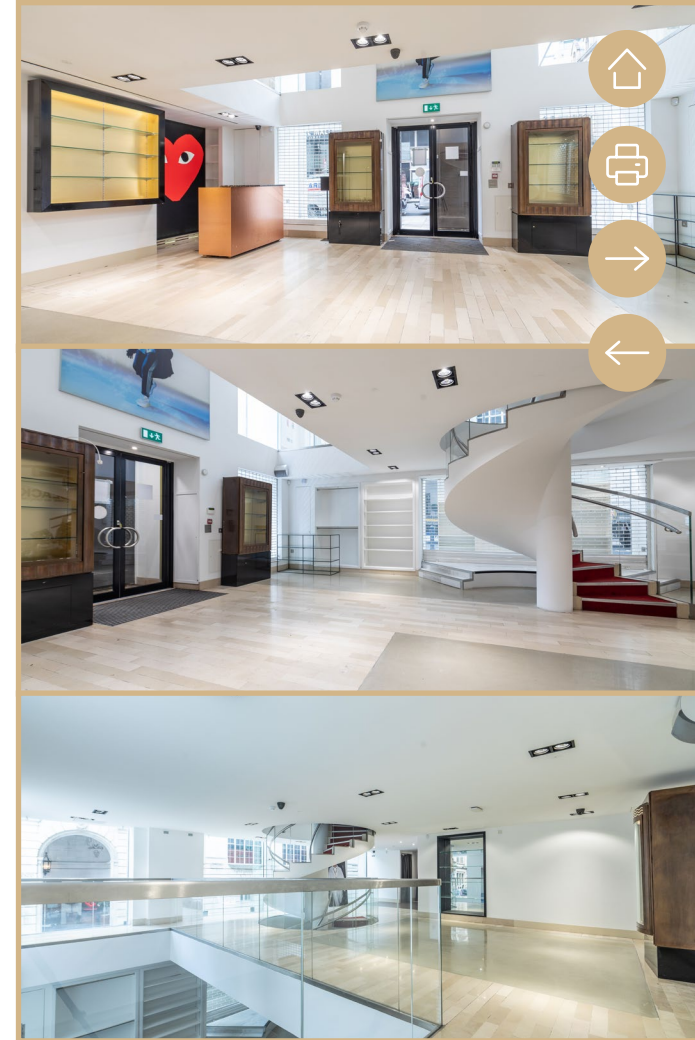
GROUND FLOOR LEVEL
KING STREET



MEZZANINE FLOOR LEVEL



FIRST FLOOR LEVEL



ACCOMMODATION

The premises are arranged over ground, mezzanine and first floor and provide the following approximate floor areas:

Ground Floor:	1,489 Sq.ft
Mezzanine:	1,069 Sq.ft
First Floor:	1,369 Sq.ft
Total Floor Area:	3,927 Sq.ft

The premises occupy a prominent corner position in Ship Canal House, a Grade II listed building on prestigious King Street which is also home to Flight Club sitting at the rear of the subject premises along with 9 floors of fully let office accommodation above.

The property features a grand bronze doorway fronting King Street and a full height glazed return onto Brown Street.

TENURE

The premises are available by way of a new lease for a term to be agreed.

RENT

Upon application.

SERVICE CHARGE

£18,375.36 per annum.

RATES

Rateable Value: £79,500

2024/2025 UBR: £0.54

Rates payable: £43,407

Interested parties are advised to make their own enquiries with Manchester City Council.

EPC

EPC certificates are available upon request.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.
2. All figures quoted are exclusive of VAT where applicable.

Appointment to view should be made strictly by appointment through Metis Real Estate Advisors.

MISREPRESENTATION ACT 1967 Metis for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Metis has any authority to make any representation of warranty whatsoever in relation to this property.

Design by  September '24.

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