MANCHESTER – 12 ST ANNS SQUARE

A1 RETAIL OPPORTUNITY

Location
The property is well located on the corner of St Ann’s Square and St Ann’s Arcade, close to the Arndale Centre and the newly refurbished Royal Exchange.

Nearby retailers include Barbour, Realbuzz, Holland & Barrett, Watches of Switzerland and Lululemon.

Demise
The property is arranged over ground and basement floors and provides the following approximate dimensions and areas:

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<th></th>
<th>Ground Floor</th>
<th>Basement</th>
<th>Total</th>
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<tbody>
<tr>
<td></td>
<td>661 sq ft</td>
<td>768 sq ft</td>
<td>1,429 sq ft</td>
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<tr>
<td>sq m</td>
<td>61 sq m</td>
<td>71 sq m</td>
<td>132 sq m</td>
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Tenure
A new effective FRI lease for a term of years to be agreed.

Rent
On application.

Rates
Rateable Value: £84,000

Interested parties are advised to make their own enquiries to the Local Authority.

EPC
Available upon request.

Further Information
For further information or to arrange a viewing please contact:

Joe Martin
020 7190 9805
07493341431
joe@robinsonwebster.co.uk

Liam Jones
020 7190 9804
07990 335 016
liam@robinsonwebster.co.uk

Or our joint sole agents
Barker Proudlove
0161 631 2852
robinsonwebster.com

020 7190 9801
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