Prime Ground Floor Retail Space To Let

ST. ANN’S ARCADE

Located on St Ann’s Square in the heart of Manchester city centre

Nearby Retailers include: BARBOUR, FAT FACE, RUSSELL & BROMLEY, FRASER HART, FJALLRAVEN, GAP, WATCHES OF SWITZERLAND
Prime retailing position on St Ann's Square, which is home to a mix of high end, premium brands and jewellers.
Attractive period property with the upper floors converted to residential use at 14 St Ann’s Square

Further space can be made available. More details on request.
The unit provides the following approximate areas:

14 St Ann’s Square
Ground Floor     1,749 sq ft  (162.5 sq m)
Basement           1,372 sq ft  (127.5 sqm)

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

Rateable Value:       £152,000
Rates Payable 18/19:  £74,936
Interested parties are advised to make their own enquiries with Manchester City Council 0161 274 7215.

£110,000 per annum exclusive

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

The premises benefit from A1 (Retail) Planning Use.

The premises have been assessed with a rating of D. Full EPC report available on request.

All figures quoted are subject to VAT where applicable.

For further information please contact joint agents Barker Proudlove or Robinson Webster.