



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



MANCHESTER, 14 ST ANNS SQUARE

A1 RETAIL OPPORTUNITY

Location

The subject premises occupy a prominent location on pedestrianised St Anns Square linking Market Street and King Street. Immediately adjacent to **Office Shoes**, and within close proximity to **Barbour, Watches of Switzerland, & Other Stories, Holland & Barret and McDonalds**.

Accommodation

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

Internal width	18'0
Shop depth	70'0
Ground floor sales:	1,749 sq ft
Basement:	1,372 sq ft
Total:	3,121 sq ft

Tenure

A new 10 year FRI lease, subject to an upward only rent review at year 5.

Rent

£110,000 per annum exclusive.

Rates

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.

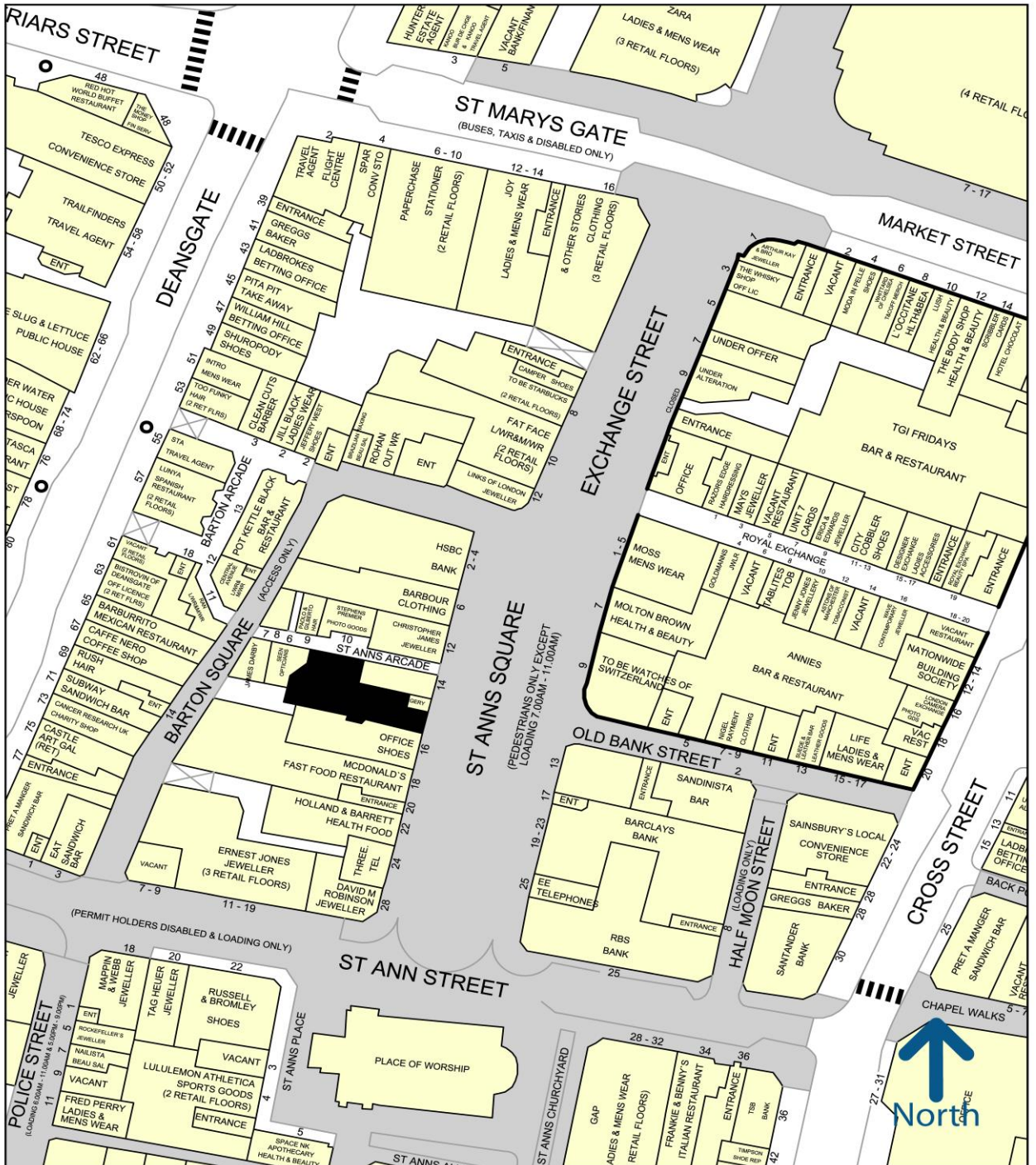
Viewing and Further Information

Through joint sole agents, Robinson Webster:

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