



## 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
<b>Total:</b>	<b>3,121 sq ft</b>

### *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 16/17: £72,808  
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:

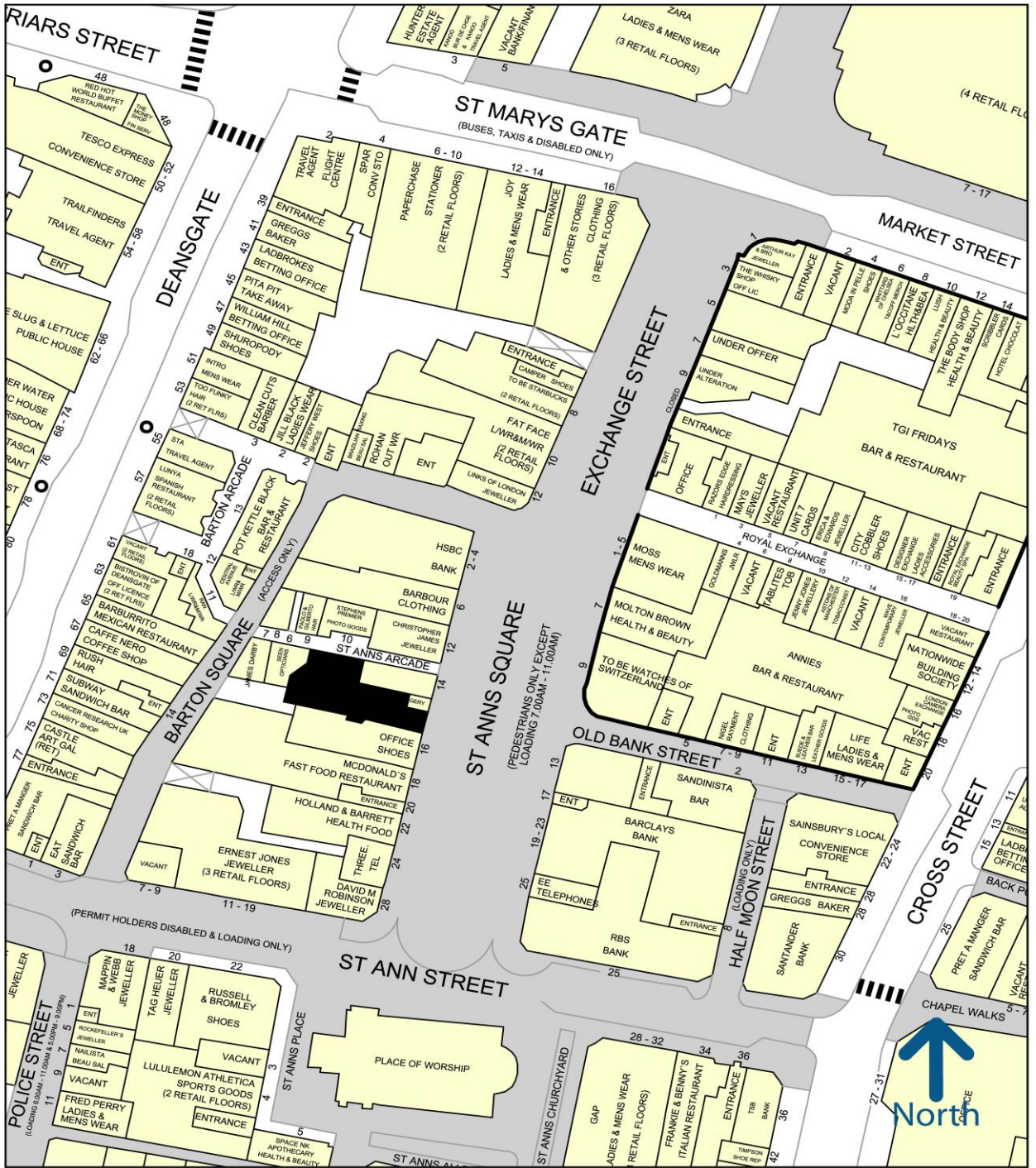
#### **Ian Webster**

020 7190 9802 / 07901 516 723  
ian@robinsonwebster.co.uk

#### **Adam Robinson**

020 7190 9803 / 07980 576 245  
adam@robinsonwebster.co.uk

Or, Barker Proudlove 0161 631 2852



Experian Goad Plan Created: 13/07/2017  
Created By: Robinson Webster Limited



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



**Misrepresentation Act** - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They 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 as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property