

# Manchester

## 16 St Anns Square

Class E Opportunity



### Location

The property is located on St Ann's Square, directly opposite the Royal Exchange and in close proximity to Market Street and the Arndale Centre.

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

### Demise

The property is arranged over ground and basement floors and provides the following approximate net internal floor areas:

Ground Floor	1,307 sq ft	121 sq m
Basement	1,129 sq ft	105 sq m
Total	2,436 sq ft	226 sq m

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

Upon application

### Rates

Rateable Value	£82,500
Rates Payable	£42,240 p.a.

Interested parties are advised to make their own enquiries to Manchester City Council 0161 234 1103

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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50 metres



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