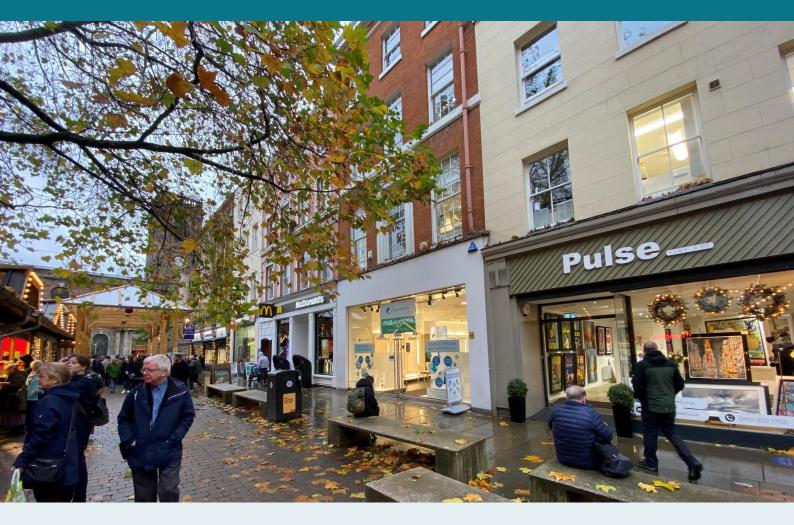
Manchester 16 St Anns Square

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:

forge 020 7190 9801 forge-cp.com

Harry Hill 020 7190 9805 07585 454 016 harry@forge-cp.com Liam Jones 020 7190 9804 07990 335 016 liam@forge-cp.com Or alternatively our joint agents Barker Proudlove on 0161 631 2852



Manchester Central





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50 metres



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