

# Manchester

## 3-5 St Anns Arcade

Class E Opportunity



### Location

The property is located within St Ann's Arcade, leading through to Barton Arcade and Deansgate at one end and St Ann's Square and Royal Exchange at the other.

Nearby retailers include **Christopher James**, **Advanced Photo** and **Seen Opticians**.

### Demise

The property is arranged over ground floor only, providing the following approximate net internal floor area:

<b>Ground Floor</b>	<b>800 sq ft</b>	<b>74 sq m</b>
---------------------	------------------	----------------

### Tenure

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£30,000 per annum exclusive

### Rates

<b>Rateable Value</b>	To be assessed
<b>Rates Payable</b>	To be assessed

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





Experian Goad Plan Created: 08/09/2023  
Created By: Forge

Anti-Money Laundering: In line with new Anti-Money Laundering legislation, Forge are obliged to verify the identity of all prospective tenant or purchaser upon agreement of a letting or sale. We will require an AML form to be completed by the proposed tenant or purchaser upon agreement of Heads of Terms.