

Manchester

7 St Anns Arcade

Class E Opportunity – Subject to Vacant Possession



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** and **Advanced Photo**. We have also recently completed two lettings to **Ramsden's** and **Iolla**, fronting onto St Ann's Square.

Demise

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

Ground Floor **677 sq ft** **62.50 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.

Rent

£17,750 per annum exclusive

Rates

Rateable Value	£15,250
Rates Payable	£7,609.75 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

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50 metres

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