

# Manchester

## 9 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 G&A Jewelers, Advanced Photo, Ramsdens and Christopher James.

### Demise

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

**Ground Floor**                      **251 sq ft**    **23.31 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

Upon application

### Rates

<b>Rateable Value</b>	£9,300
<b>Rates Payable</b>	£4,640.70

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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Or alternatively our  
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50 metres

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