

Manchester

22 St Anns Square

Class E Opportunity – Subject to Vacant Possession



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 David Robinson Jewellers, Barbour, Watches of Switzerland, Russell & Bromley, Lululemon, and lolla.

Demise

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

Ground Floor	1,400 sq ft	130 sq m
Basement	1,072 sq ft	100 sq m
Total	2,472 sq ft	230 sq m

Tenure

Subject to vacant possession, 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	£81,000
Rates Payable	£41,472 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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