

# 17-25

## ST. ANN ST.

MANCHESTER | M2 7LG

Rare freehold retail & office  
opportunity for sale  
with vacant possession





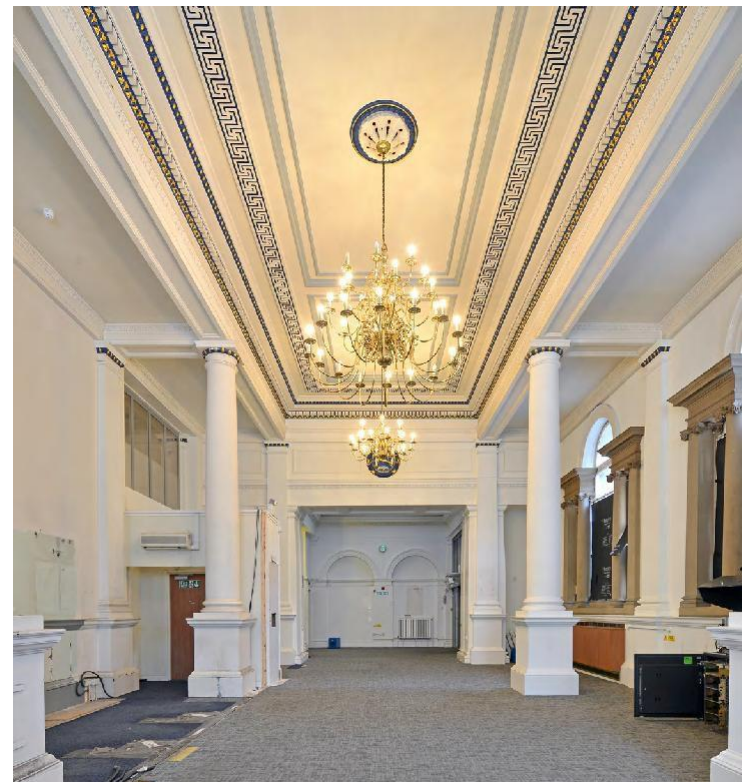
— □ SUMMARY

# Prime Manchester city centre location in the heart of the retail and leisure district

- + Attractive Grade II\* listed bank and former office building extending to 10,033 sq ft NIA, across basement, ground, and 3 upper floors
- + Suitable for a variety of uses, including retail, leisure, offices, or a full redevelopment opportunity (STP)
- + Freehold available with vacant possession
- + **Offers sought in excess of £2,000,000 (TWO MILLION POUNDS) reflecting a low capital value of £199 per sq ft.**

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## LOCATION

Manchester is widely regarded as the capital of the north and is recognised as the largest business and financial centre outside of London

Manchester's economy is largely focused on banking, finance and media, however it is also highly regarded for its retail, education systems, tourism, and sport, giving the city a well-versed atmosphere suitable for locals and tourists alike.

Greater Manchester has a population of 2.8 million, increasing to circa 6 million within 1 hours drive and also boasts the largest student population in Europe with over 100,000 students. The city is very well connected with extensive road links, the 3rd busiest airport providing direct flights to 220 destinations and it is home to the 4th busiest railway station in the UK, Manchester Piccadilly.

The subject property occupies a prime position on the corner of St Ann's Square, one of the most prestigious retail and office destinations in Manchester City Centre. St Ann's Square sits between Market Street and King Street and is home to a number of leading fashion and jewellery brands.

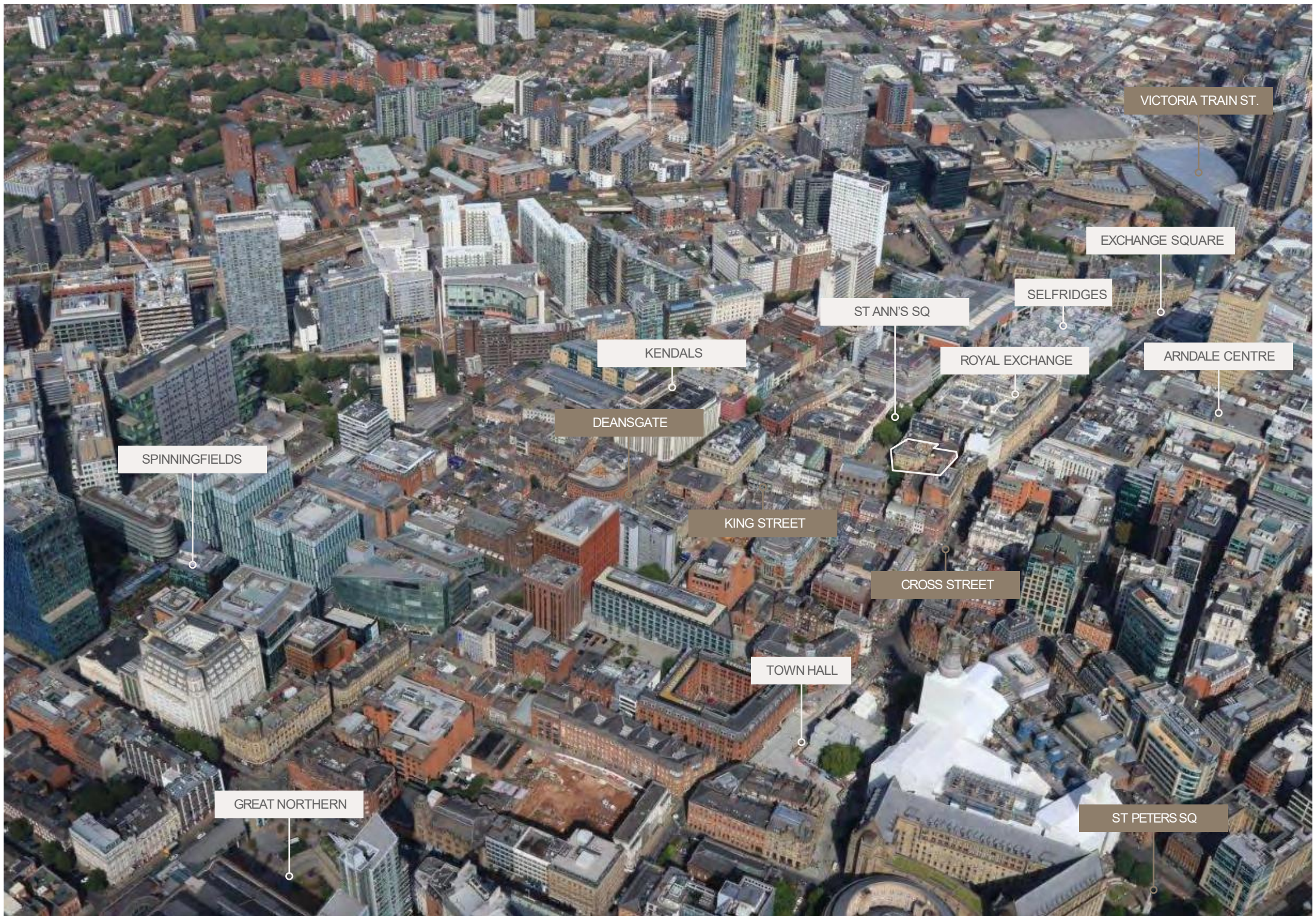
St Ann's Square is well located for all public transport being in close proximity to all 4 of Manchester's main railway stations, Piccadilly, Victoria, Deansgate and Oxford Road. St Ann's Square is also a 5 minute walk from St Peters Square and Exchange Square Metrolink, providing quick access across the city centre and to greater Manchester.

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ST. ANN ST.







VICTORIA TRAIN ST.

EXCHANGE SQUARE

SELFRIDGES

ST ANN'S SQ

KENDALS

ROYAL EXCHANGE

ARNDALE CENTRE

DEANS GATE

SPINNINGFIELDS

KING STREET

CROSS STREET

TOWN HALL

GREAT NORTHERN

ST PETERS SQ







DESCRIPTION

The property occupies a very prominent corner on the south eastern side of St Ann's Square and is comprised of two buildings, the former Banking Hall and The Old Bank House which is directly adjacent. The Bank Hall was formerly occupied by RBS is comprised over 3 levels and boasts a return frontage onto St Ann's Square. The Bank House was last occupied by private banking and remains partially fitted.

This property is configured over basement, ground, and 3 upper floors. Both units could be amalgamated at basement and ground floor levels.

ACCOMMODATION

The premises comprise the following approximate net internal floor areas:

Floor Area	Bank Hall Sq ft	Old Bank House Sqft
Ground Floor	2,732	1,134
First Floor	991	656
Second Floor		1,837
Third Floor		1,186
Basement	1,256	241
TOTAL	4,979	5,054

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ST.ANN ST.

FLOOR PLANS  
BANK HALL

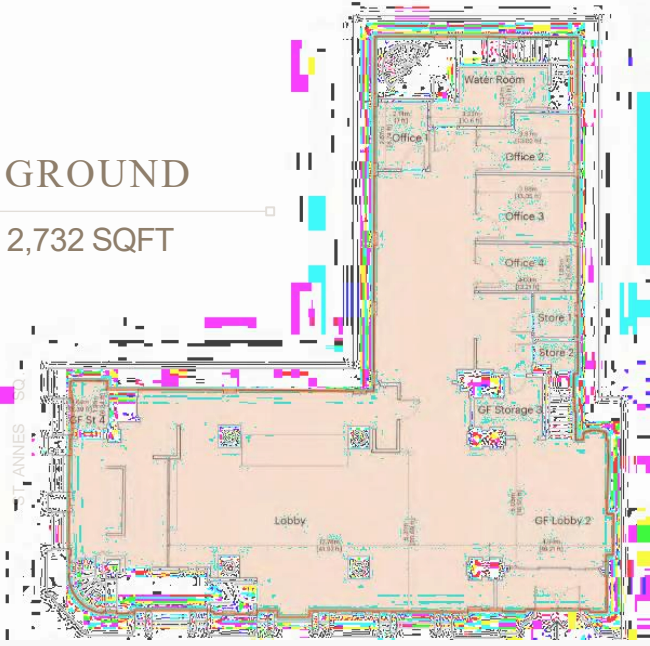
BASEMENT

1,256 SQFT



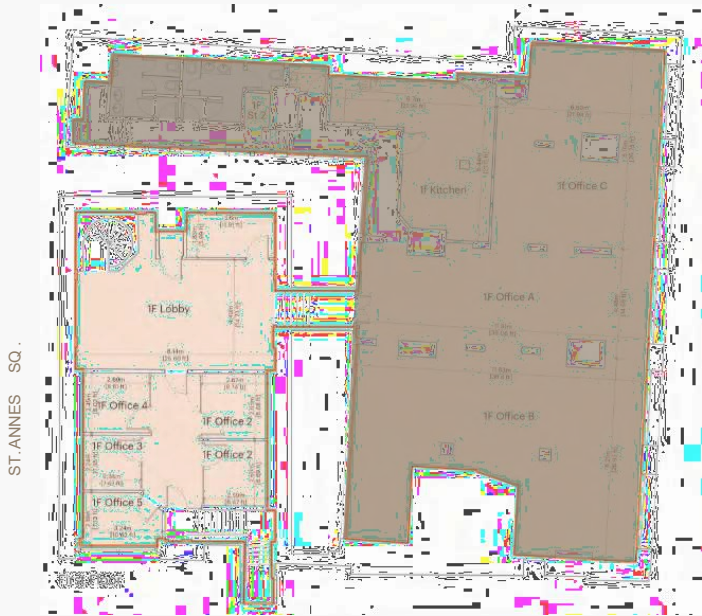
GROUND

2,732 SQFT



FIRST

991 SQFT



FLOOR PLANS  
OLD BANK HOUSE

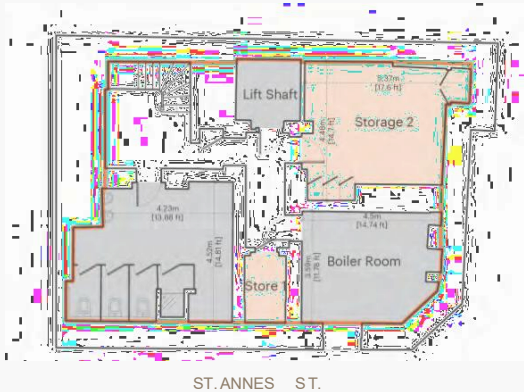
FIRST  
656 SQFT



GROUND  
1,134 SQFT



BASEMENT  
241 SQFT

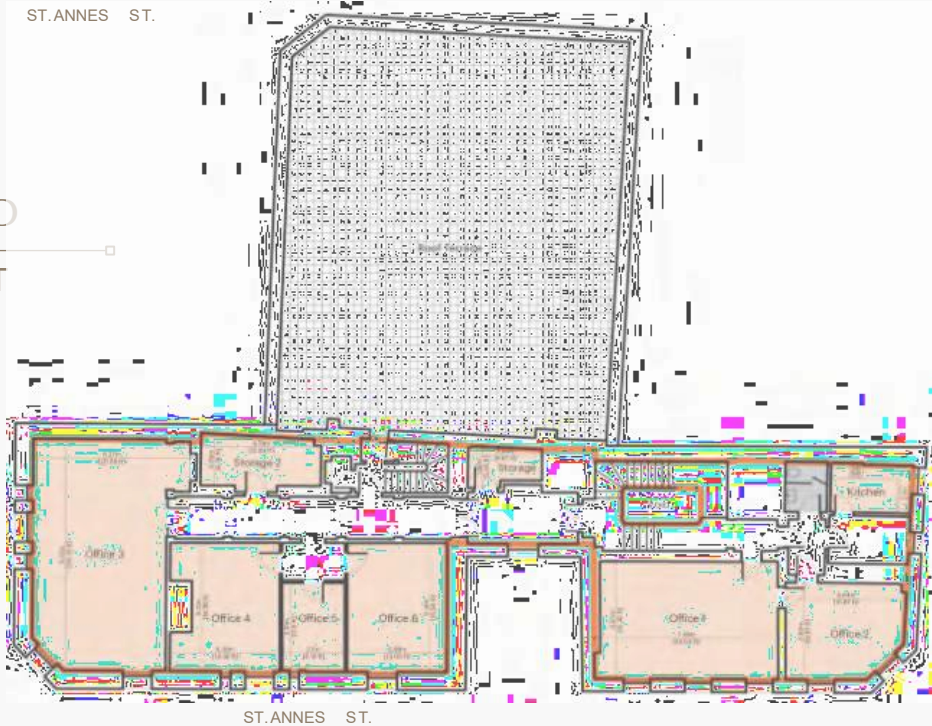


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THIRD  
1,186 SQFT



SECOND  
1,837 SQFT





## TENURE

Freehold interest with the benefit of full vacant possession following completion of the seller's works.

## EPC

Available on request

## LEGAL COSTS

Each Party is to be responsible for their own legal and professional costs incurred in this transaction

## VAT

The property is not elected for VAT therefore there will be no VAT on the purchase.

## ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

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## PROPOSAL

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## CONTACT



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For further information, to  
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stay up to date with this property  
please click the image.



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