

To Let



Manchester

5 St Ann's House, St Ann's Street

Ground Floor: 990 sq ft (91.97 sq m)

Rent upon Application

Location & Description:

- The subject premises occupy a prominent location in the desirable shopping destination in Manchester City Centre.
- Situated closely to St Ann's Church and King Street. The unit sits in the heart of the growing jewellery district and boasts high end neighbours such as David M Robinson Jewellers and Hancock Jewellers.
- The unit benefits from its proximity to St Ann's Square which links Market Street and King Street and is close to the Arndale Centre and the Royal Exchange.
- Suitable for coffee shop/leisure use.

Demise:

Ground Floor 990 sq ft (91.97 sq m)
Basement 990 sq ft (91.97 sq m)

Rent:

Available upon request.

Lease:

New FRI lease for a term to be agreed.

Service Charge:

On-account service charge for the current period stands at approximately £10,946 pax.

EPC:

Energy Performance Rating Assessment – C.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2026) – To be assessed.
For further information please visit Gov.uk.

Date Prepared:

September 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

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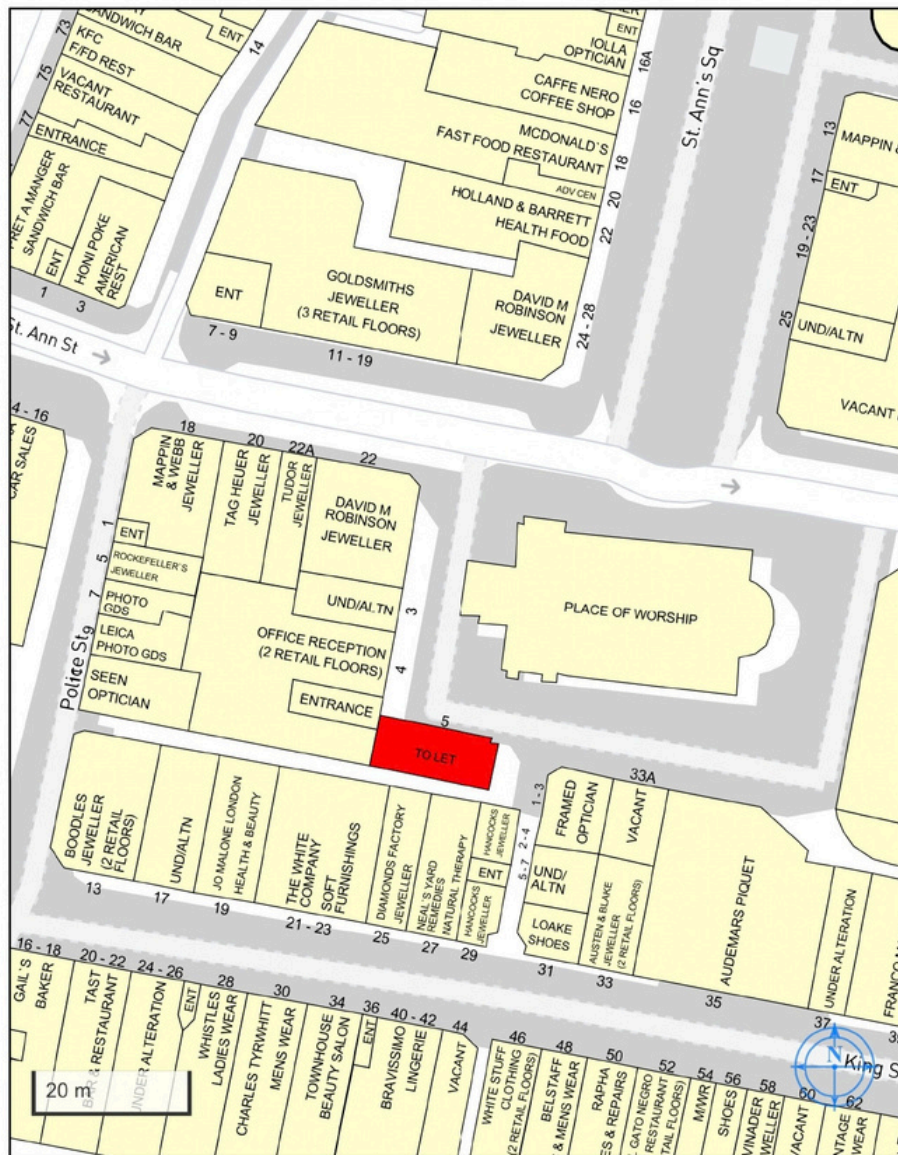
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