

HIGH STREET PROPERTY / CLASS A1

16 St Ann's Square, Manchester



Rent: On application
Ground Floor Area
1,453 Sq ft / 135 Sq M

LET

Viewing Strictly through the joint letting agents.

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Location:

The subject premises occupy a prominent location on pedestrianised St Ann's Square linking Market Street and King Street and close to the Arndale Centre and the recently refurbished Royal Exchange.

Nearby retailers include Barbour, David Robinson/Rolux, Watches of Switzerland, and Other Stories and Lululemon, as well as new opening Pulse Fine Art.

The unit also benefits from the potential for outdoor seating into St Ann's Square subject to licence.

Demise:	Sq Ft	Sq M
Ground Floor	1,453	134.99
Basement	1,915	177.91

Rent:

Upon application.

Tenure:

The premises are available on a new effectively full repairing and insuring lease, for a term to be agreed.

Business Rates:

The premises currently has a rateable value of £82,500.

For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

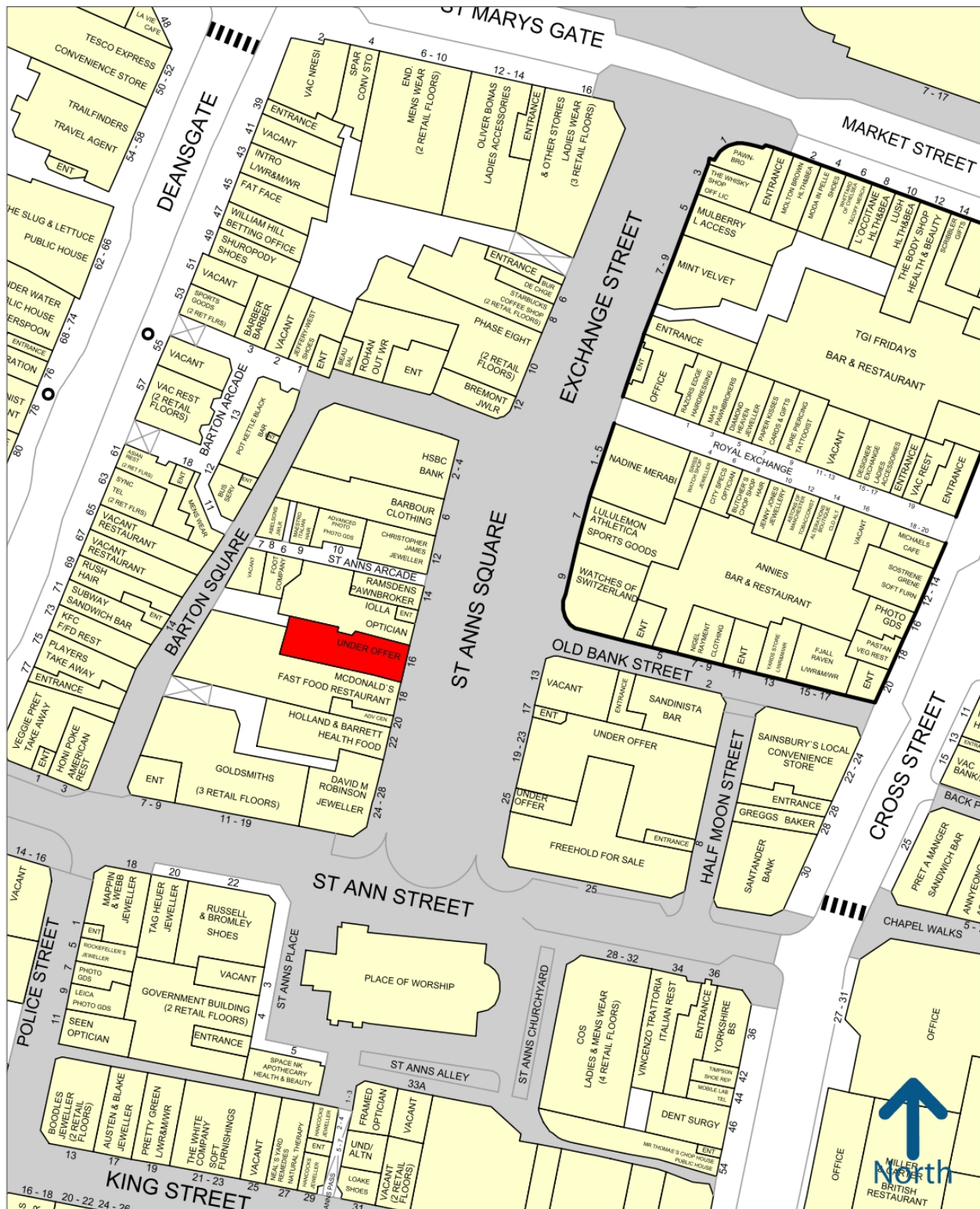
July 2020

Subject to Contract

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Manchester Central



Experian Goad Plan Created: 04/03/2024

50 metres

Created By: Barker Proudlove Ltd

