

HIGH STREET PROPERTY / CLASS E

Unit 7 St Ann's Arcade, Manchester M2 7HW

**Rent: On application****Ground Floor Area**

677 Sq ft / 63 Sq M

LET**Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob:** 07554 402314**Email:** gary@barkerproudlove.co.uk**Simon Colley****Mob:** 07966 181708**Email:** simon@barkerproudlove.co.uk

Location:

St Ann's Arcade is situated in a prominent location off St Ann's Square and provides a direct link to Barton Arcade.

The Arcade is home to a range of brands including Ramsden's, Christopher James Jewellers and Abelsons Jewellers, amongst others.

Other nearby retailers include Barbour, Watches of Switzerland, Iolla, And Other Stories, Holland & Barrett and McDonalds.

Accommodation:

The premises has the following areas:-

Demise:	Sq Ft	Sq M
Ground Floor	677	62.90

Rent:

Rent available upon application

Business Rates:

The premises has a rateable value of £15,250. 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

Service Charge:

Available on request.

EPC:

Energy Performance Asset Rating - Available on request

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 2023

Subject to Contract

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Manchester Central



Experian Goad Plan Created: 04/03/2024

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