

**HIGH STREET PROPERTY / CLASS A1**

12 St Ann's Square, Manchester

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

661 Sq ft / 61 Sq M

**TO  
LET****Viewing Strictly through the joint letting agents.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)****Robinson Webster****Joe Martin****Tel: 020 7190 9805****Mob: 07493 341431****Email: [joe@robinsonwebster.co.uk](mailto:joe@robinsonwebster.co.uk)**

**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.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	661	61.41
Basement	768	71.35

**Rent:**

Upon application.

**Tenure:**

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

**Business Rates:**

The unit has a 2017 rateable value assessment of £84,000.

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

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**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:**

February 2020

Subject to Contract

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