Leeds Office: 0113 388 4848
Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E

14 St Ann's Square, Manchester



LET

Rent: **£110,000 PA**

Ground Floor Area
1,749 Sq ft / 163 Sq M

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. Other retailers situated in close proximity include Barbour, Watches of Switzerland, and Other Stories, Holland & Barrett and McDonalds.

Demise:	**Sq Ft**	**Sq M**
Ground Floor Sales	1749	162.49
Basement	1372	127.46

Rent:
We are seeking rental offers in the order of £110,000 per annum exclusive.

Tenure:
The property is available on new 10 year full repairing and insuring lease, subject to 5 yearly upward only rent reviews.

Business Rates:
The unit has a 2017 rateable value assessment of £152,000.

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

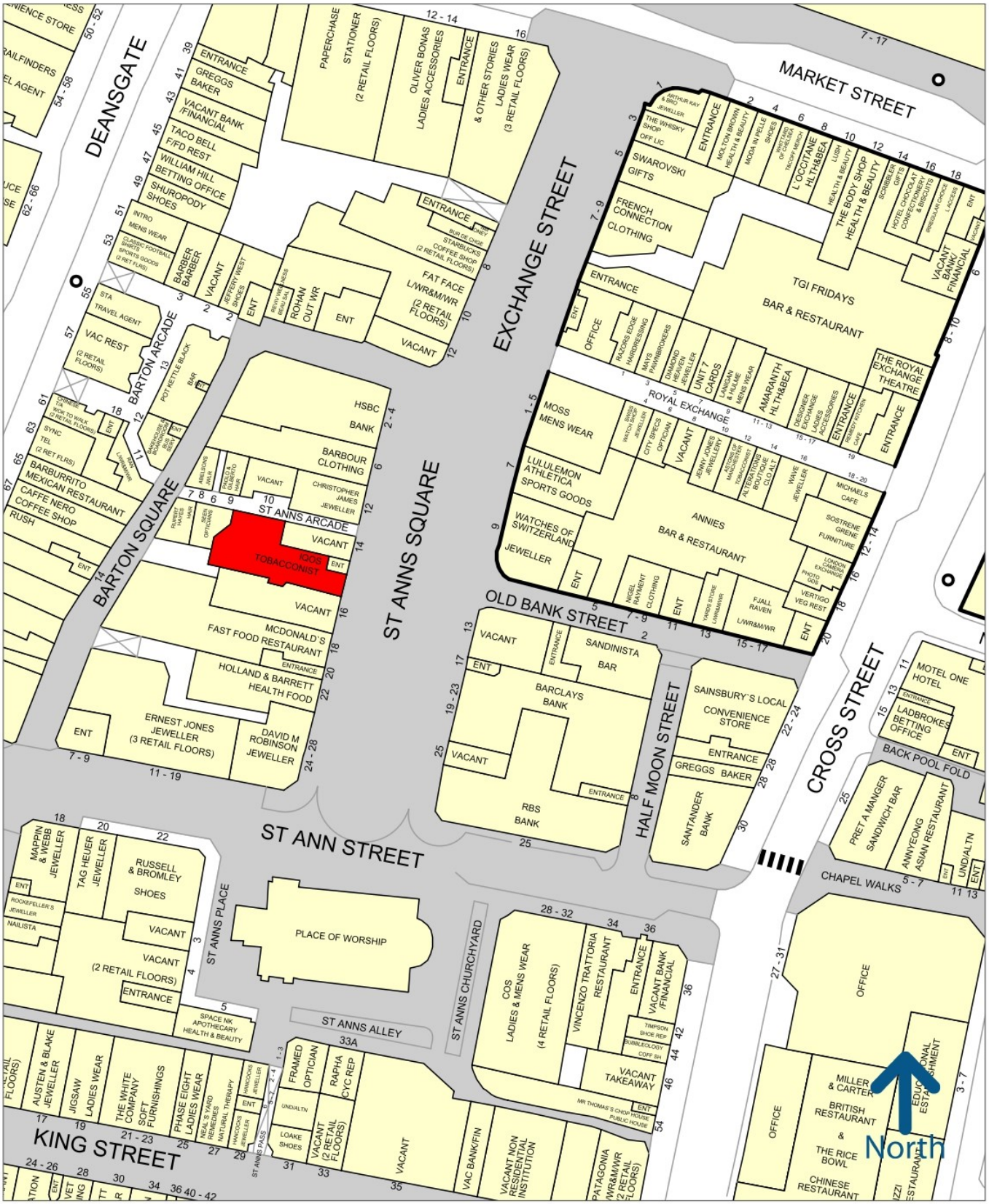
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.

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

Date Prepared:
February 2021

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2021


DEANSGATE
MARKET STREET
EXCHANGE STREET
BARTON SQUARE
BARTON ARCADE
ST ANNS SQUARE
ST ANNS ARCADE
OLD BANK STREET
HALF MOON STREET
CROSS STREET
ST ANN STREET
ST ANNS PLACE
ST ANNS CHURCHYARD
ST ANNS ALLEY
KING STREET
BACK POOL FOLD
CHAPEL WALKS
ROYAL EXCHANGE
PAPERCHASE STATIONER (2 RETAIL FLOORS)
OLIVER BONAS LADIES ACCESSORIES
& OTHER STORIES LADIES WEAR (3 RETAIL FLOORS)
GREGGS BAKER
VACANT BANK /FINANCIAL
TACO BELL F/FD REST
WILLIAM HILL BETTING OFFICE
SHUROPODY SHOES
INTRO MENS WEAR
BARBER BARBER
VACANT
JEFFERY WEST SHOES
STARBUCKS COFFEE SHOP (2 RETAIL FLOORS)
FAT FACE L/WR&M/WR (2 RETAIL FLOORS)
ROHAN OUT WR
VACANT
TRAVEL AGENT
VAC REST (2 RETAIL FLOORS)
POT KETTLE BLACK BAR
HSBC BANK
BARBOUR CLOTHING
CHRISTOPHER JAMES JEWELLER
VACANT
IQOS TOBACCONIST
MCDONALD'S FAST FOOD RESTAURANT
HOLLAND & BARRETT HEALTH FOOD
ERNEST JONES JEWELLER (3 RETAIL FLOORS)
DAVID M ROBINSON JEWELLER
BARBURRITO MEXICAN RESTAURANT
CAFFE NERO COFFEE SHOP
RUSH
SYNC TEL (2 RET FLRS)
ARTHUR KAY & SIN JEWELLER
THE WHISKY SHOP OFF LIC
SWAROVSKI GIFTS
FRENCH CONNECTION CLOTHING
MOLTON BROWN HEALTH & BEAUTY
MODA IN PELLE SHOES
L'OCCITANE HLTH&BEA
LUSH HEALTH & BEAUTY
THE BODY SHOP HEALTH & BEAUTY
SCRIBBLER GIFTS
HOTEL CHOCOLAT CONFECTIONERY & BISCUITS
VACANT BANK/ FINANCIAL
TGI FRIDAYS BAR & RESTAURANT
THE ROYAL EXCHANGE THEATRE
OFFICE
RAZORS EDGE HAIRDRESSING
MAYS PAWNBROKERS
DIAMOND HEAVEN JEWELLER
UNIT 7 CARDS
ANGAN & HUMME MENS WEAR
AMARANTH HLTH&BEA
DESIGNER EXCHANGE LADIES ACCESSORIES
MOSS MENS WEAR
CITY SPECS OPTICIAN
VACANT
JENNY JONES JEWELLER
ALTERTONS BOUTIQUE CLOAK
WAVE JEWELLER
MICHAELS CAFE
LULULEMON ATHLETICA SPORTS GOODS
WATCHES OF SWITZERLAND JEWELLER
ANNIES BAR & RESTAURANT
SOSTRENE GRENE FURNITURE
NICKEL RAYMENT CLOTHING
FJALL RAVEN L/WR&M/WR
VERTIGO VEG REST
VACANT
SANDINISTA BAR
BARCLAYS BANK
RBS BANK
SAINSBURY'S LOCAL CONVENIENCE STORE
GREGGS BAKER
SANTANDER BANK
MOTEL ONE HOTEL
LADBROKES BETTING OFFICE
PRET A MANGER SANDWICH BAR
ANNYEONG ASIAN RESTAURANT
MAPPIN & WEBB JEWELLER
TAG HEUER JEWELLER
RUSSELL & BROMLEY SHOES
VACANT
VACANT (2 RETAIL FLOORS)
SPACE NK APOTHECARY HEALTH & BEAUTY
PLACE OF WORSHIP
COS LADIES & MENS WEAR (4 RETAIL FLOORS)
VINCENZO TRATTORIA RESTAURANT
VACANT BANK /FINANCIAL
VACANT TAKEAWAY
MR THOMAS'S CHOP HOUSE PUBLIC HOUSE
OFFICE
MILLER & CARTER BRITISH RESTAURANT & THE RICE BOWL CHINESE RESTAURANT
AUSTEN & BLAKE JEWELLER
JIGSAW LADIES WEAR
THE WHITE COMPANY SOFT FURNISHINGS
PHASE EIGHT LADIES WEAR
FRAMED OPTICIAN
RAPHA CYC REP
VACANT (2 RETAIL FLOORS)
VAC BANK/FIN
VACANT NON RESIDENTIAL INSTITUTION
PATAGONIA L/WR&M/WR (2 RETAIL FLOORS)
LOAKE SHOES
North