

ON THE INSTRUCTION OF BARCLAYS BANKING GROUP

13-15 ST ANN'S SQUARE, MANCHESTER M2 7EF



- ◆ **Highly Prominent and Sought After Location in Manchester City Centre**
- ◆ **Arranged over Ground and Basement Floors**



LOCATION

The premises are situated in the heart of Manchester city centre in a highly prominent and sought after location fronting pedestrianised St Ann's Square.

The property also benefits from a return frontage on to Old Bank Street which links Cross Street to St Ann's Square. Due to the level of footfall many established operators are situated within the immediate vicinity including; Barclays Bank, HSBC, Mcdonalds, Starbucks and Moss Bros.

ACCOMMODATION

The premises are arranged over ground and basement floors comprising the following approximate areas:

Ground Floor

Sales Area	118.64 sqm	(1,277 sqft)
------------	------------	--------------

Basement

Sales/Storage	78.13 sqm	(841 sqft)
---------------	-----------	------------

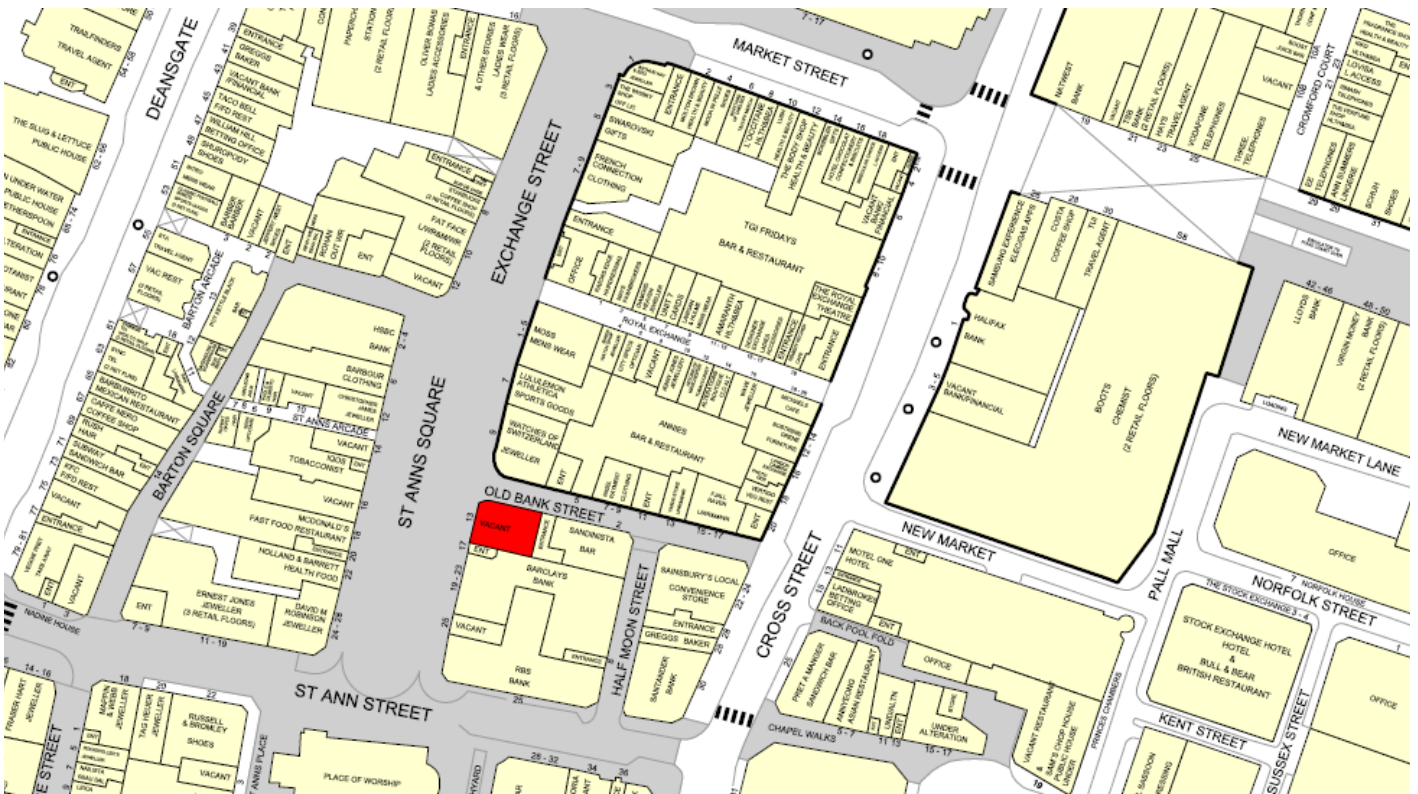
LEASE

Available by way of a new sub-lease for a term of years to be agreed.
Further details available upon request.

QUOTING RENT

Upon application.

13-15 ST ANN'S SQUARE, MANCHESTER M2 7EF



RATES

The premises have a rateable value of £173,000. Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
Telephone: 0161 828 8789
Mobile: 07841 661 990
Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT

JULY 2021

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM