

PRIME SHOP – LEASEHOLD DISPOSAL

MANCHESTER

1 St Ann Street, M2 7LR



Location

Situated on a prominent corner adjacent to **Pret a Manager** and opposite **Fraser Hart** and **Mappin & Webb**. Other multiple retailers close by include **Patisserie Valerie**, **Ernest Jones**, **Waterstones**, **Lululemon** and **House of Fraser**.

Description

The subject property is arranged over ground and basement levels.

Accommodation

The property has the following approximate floor areas:-

Ground Floor	73.49 sq m	791 sq ft
Basement	43.85 sq m	472 sq ft
Total	117.34 sq m	1,263 sq ft

- Staff unaware
- Prominent corner
- Glazed return frontage

Tenure

Held on a 10 year lease inside the Landlord & Tenant Act 1954 which is due to expire in September 2021 subject to an outstanding rent review in September 2016.

Rent

£70,000 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating – C 65.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £98,000.

For rates payable for year to 31 March 2019 please refer to the Local Charging Authority, Manchester City Council – 0161 234 5000.

Legal Costs

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

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VIEWING | Strictly by appointment through this office with:

Mark Segal
020 3828 8537
mark.segal@brasierfreeth.com

Anthony Appleby
020 3828 8531
anthony.appleby@brasierfreeth.com

Kim Wilson
020 3828 8541
kim.wilson@brasierfreeth.com



50 metres

Experian Goad Plan Created: 13/04/2018
Created By: Brasier Freeth



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