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 **Patiserrie 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.

Kim Wilson

LON000338

VIEWING Strictly by appointment through this office with:

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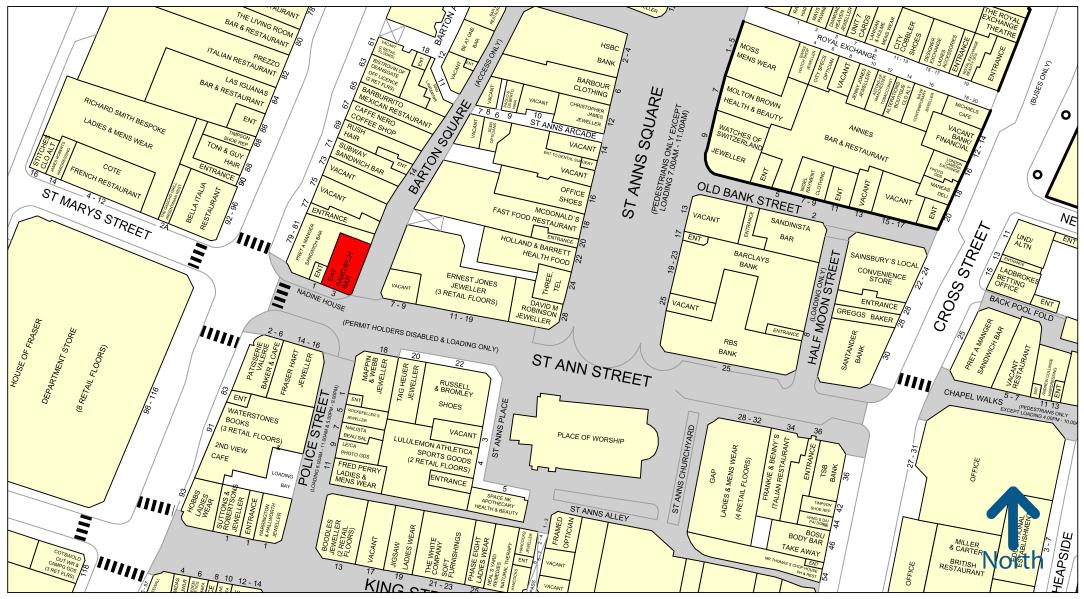
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract. All prices/rents quoted exclusive of VAT which may be payble. Regulated by RICS.







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



50 metres