

# Manchester

## 23 St Ann's Square

### PROMINENT RETAIL UNIT TO LET



#### Location

The property is located in a prime location on St Ann's Square. Other occupiers in the immediate vicinity include Barclays Bank, Holland & Barrett, Russell & Bromley, Office Shoes, Real Buzz and Watches of Switzerland.

#### Accommodation

The premises is arranged over two floors. It benefits from the following approximate floor areas and dimensions:

Ground Floor:	513 sq ft	47.7 sq m
Basement:	507 sq ft	47.1 sq m

(Interested parties are advised to satisfy themselves with regards to floor areas).

#### Rent

The current passing rent is £95,000 per annum exclusive.

#### Tenure

The premises are available on assignment or subletting of a 15 year lease expiring 27<sup>th</sup> November 2020.

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£79,000
Rates Payable	£39,816

(Interested parties are advised to make enquiries with the Local Authority as to the annual rates payable as transitional relief may apply)

#### Legal Costs

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

#### Viewing & Further Information

Strictly by prior arrangement only with:

**Russell McGill**  
Russell.mcgill@savills.com  
0161 602 8246

**Rob Fraser**  
rfraser@savills.com  
020 7409 8166

**Dan Kent**  
dkent@savills.com  
020 7409 8161

[savills.co.uk/retail](https://www.savills.co.uk/retail)

**savills**

Shaping Retail.

