## 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:

(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

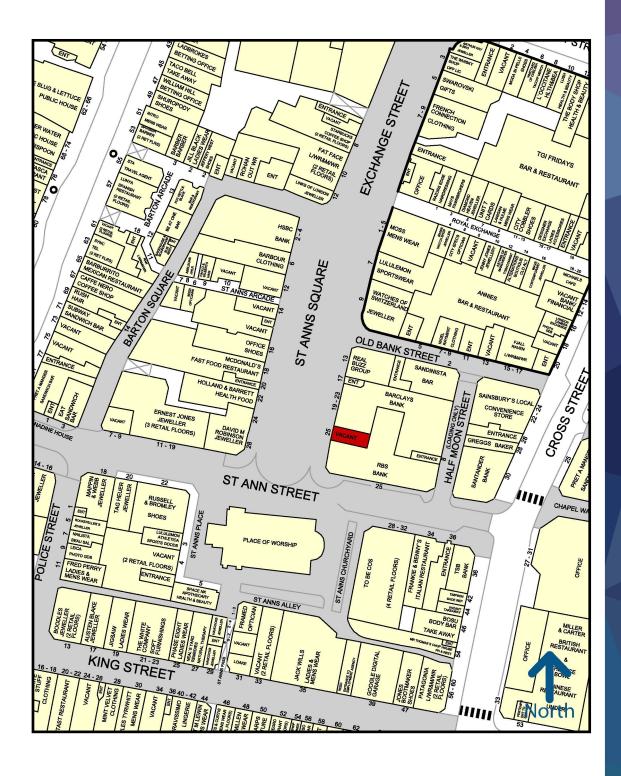
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