



ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



MANCHESTER, 12 ST ANNS SQUARE

A1 RETAIL OPPORTUNITY- SUBJECT TO VACANT POSSESSION

Location

This property is located in a prime position in St Ann's Square. Located close to the Arndale Centre and the newly refurbished Royal Exchange, this unit is surrounded by a good mix of operators.

Nearby retailers include; **Barclays, Austin Reed, Holland and Barrett, Office and Oliver Bonas.**

Accommodation

The property is arranged over ground and basement floors and provides the following approximate dimensions and areas

Ground floor sales: 661 sq ft
Basement ancillary 768 sq ft

Total: 1,429 sq ft

Tenure

A new 15 year lease, subject to vacant possession with upward only rent reviews every 5 years.

Rent

On application.

Rates

Rateable Value: £84,000
Rates Payable 16/17: £40,236

Viewing and Further Information

Through sole agents, Robinson Webster:

Joe Martin

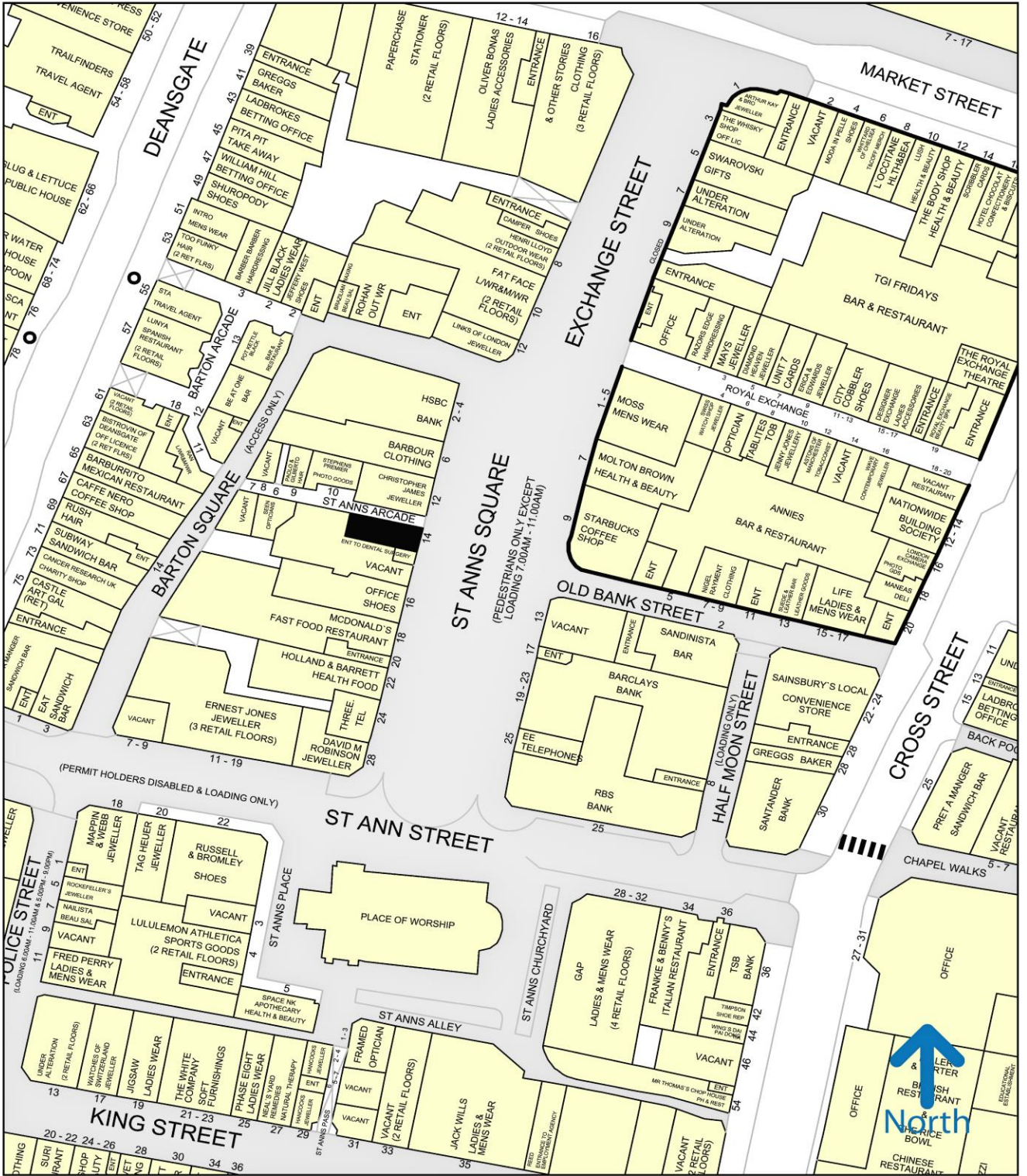
020 7190 9805 / 07493 341 431
joe@robinsonwebster.co.uk

Adam Robinson

020 7190 9803 / 07980 576 245
adam@robinsonwebster.co.uk

Dan Johnson

020 7190 9804 / 07990335 016
dan@robinsonwebster.co.uk



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