

TO LET

RETAIL/COMMERCIAL ACCOMMODATION

ON THE INSTRUCTION OF BARCLAYS BANKING GROUP



13 - 15 St Ann's Square, Manchester M2 7EF

- A Highly Prominent and Sought After Location in Manchester City Centre
- Arranged over Ground and Basement Floors





LOCATION

The premises are situated in the heart of Manchester city centre in a highly prominent and sought after location fronting pedestrianised St Ann's Square.

The property also benefits from a return frontage on to Old Bank Street which links Cross Street to St Ann's Square. Due to the level of footfall many established operators are situated within the immediate vicinity including; Barclays Bank, HSBC, McDonalds, Starbucks and Moss Bros.

ACCOMMODATION

The premises are arranged over ground and basement floors comprising the following approximate areas:

Ground Floor

Sales Area 118.64 sqm (1,277 sqft)

Basement

Sales/Storage 78.13 sqm (841 sqft)

LEASE

Available by way of a new sub-lease for a term of years to be agreed. Further details available upon request.

QUOTING RENT

Upon application.

RATES

The premises have a rateable value of £173,000. Interested parties are advised to verify this information via the Local Rating Authority (www.voa.gov.uk).

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

CODE FOR LEASING BUSINESS

PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

VIEWINGS

Strictly by appointment with Graham + Sibbald



To arrange a viewing please contact:



Conor Mulloy

Director

conor.mulloy@g-s.co.uk

07841 661 990



Matthew Roberts

Graduate Surveyor

matthew.roberts@g-s.co.uk

07570 294 627

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2022