

Manchester Office: 0161 631 2852

To Let

PRIVATE AND CONFIDENTIAL



Manchester

22 St Ann's Square

Total Area: 2,472 sq ft (230 sq m)

Rent on Application
Private & Confidential



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Location & Description:

- The subject premises occupy a prominent location on pedestrianised St Ann's Square linking Market Street and King Street and close to the Arndale Centre and the Royal Exchange.
- Nearby retailers include David M Robinson/Rolex,
 Watches of Switzerland, Barbour, Iolla, Ramsdens,
 Russell & Bromley, & Other Stories and Lululemon.
- The unit also benefits from the potential for outdoor seating into St Ann's Square subject to licence.

Demise:

Ground Floor 1,400 sq ft (130 sq m) Basement Ancillary 1,072 sq ft (99 sq m)

Rent

Available upon request.

Lease:

New FRI lease for a term to be agreed.

FPC:

Energy Performance Rating Assessment - C.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £81,000.

Date Prepared:

February 2025

Contact Us:

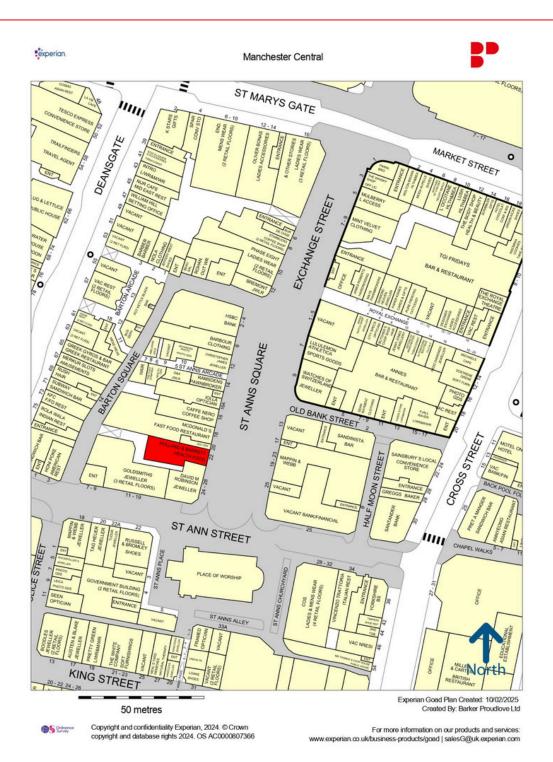
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