On the instructions of EAT

PRIME SHOP – LEASEHOLD DISPOSAL

MANCHESTER
1 St Ann Street, M2 7LR



- Staff unaware
- Prominent corner
- Glazed return frontage

Location

Situated on a prominent corner adjacent to **Pret a Manager** and opposite **Fraser Hart** and **Mappin & Webb**. Other multiple retailers close by include **Patiserrie Valerie**, **Ernest Jones**, **Waterstones**, **Lululemon** and **House of Fraser**.

Description

The subject property is arranged over ground and basement levels.

Accommodation

The property has the following approximate floor areas:-

Ground Floor	73.49 sq m	791 sq ft
Basement	43.85 sq m	472 sq ft
Total	**117.34 sq m**	**1,263 sq ft**

Tenure

Held on a 10 year lease inside the Landlord & Tenant Act 1954 which is due to expire in September 2021 without further rent review.

Rent

£73,400 per annum exclusive plus VAT (if applicable).

EPC

Details available upon request. Rating – C 65.

Rates

The VOA website shows an entry in the 2017 Rating List of Rateable Value - £98,000.

For rates payable for year to 31 March 2020 please refer to the Local Charging Authority, Manchester City Council – 0161 234 5000.

Legal Costs

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

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VIEWING | Strictly by appointment through this office with:

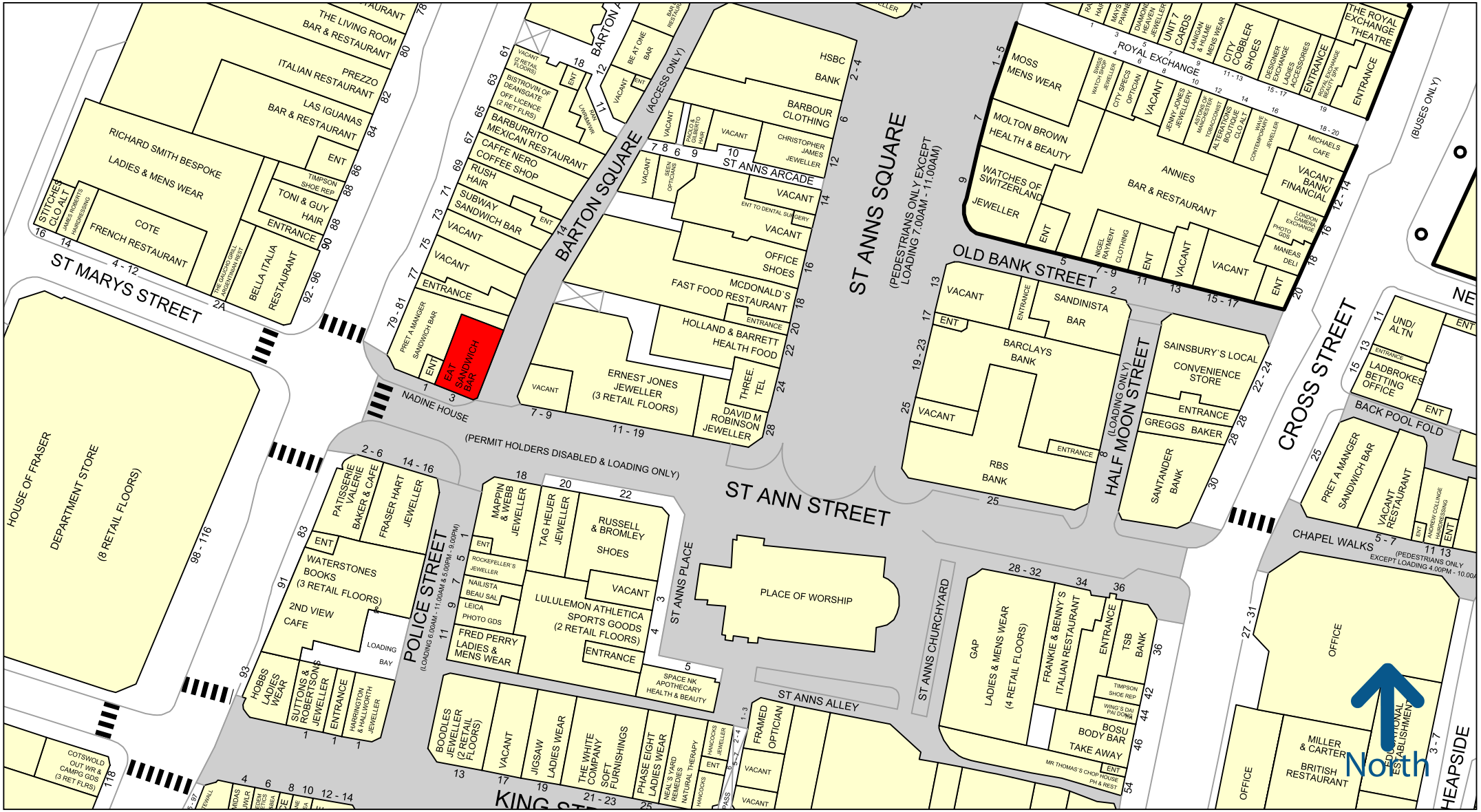
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These particulars are intended as a guide and must not be relied upon as statements of fact and they are expressly excluded from any contract.
All prices/rents quoted exclusive of VAT which may be payble. Regulated by RICS.

Manchester Central



50 metres

Experian Goad Plan Created: 13/04/2018
Created By: Brasier Freeth

Map data

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