

TO LET

PRIME RETAIL UNIT

Ground Floor Sales

1,417 sqft (132 sqm)

Mezzanine Sales & Stock

635 sqft (59 sqm)

EXCHANGE ST, ST ANN'S SQUARE

MANCHESTER

M2 7HA

Description

Located at the heart of Manchester's retail core, perfectly situated in the city's premium retailing area, between King Street, St Ann's Square, Market Street and New Cathedral Street.

The unit is close in proximity to Harvey Nichols, Selfridges, The Royal Exchange and Arndale Centre, and sits amongst numerous high quality and aspirational brands including:

ANTHROPOLOGIE



HOTEL
Chocolat.

Barbour

Mulberry



L'OCCITANE
EN PROVENCE

OLIVER BONAS

Mappin & Webb

& other stories

MOLTON
BROWN
LONDON

ZARA



Accommodation

The subject premises sits adjacent to Phase Eight & Eurochange and comprises the following approximate floor areas:

Ground Floor Sales

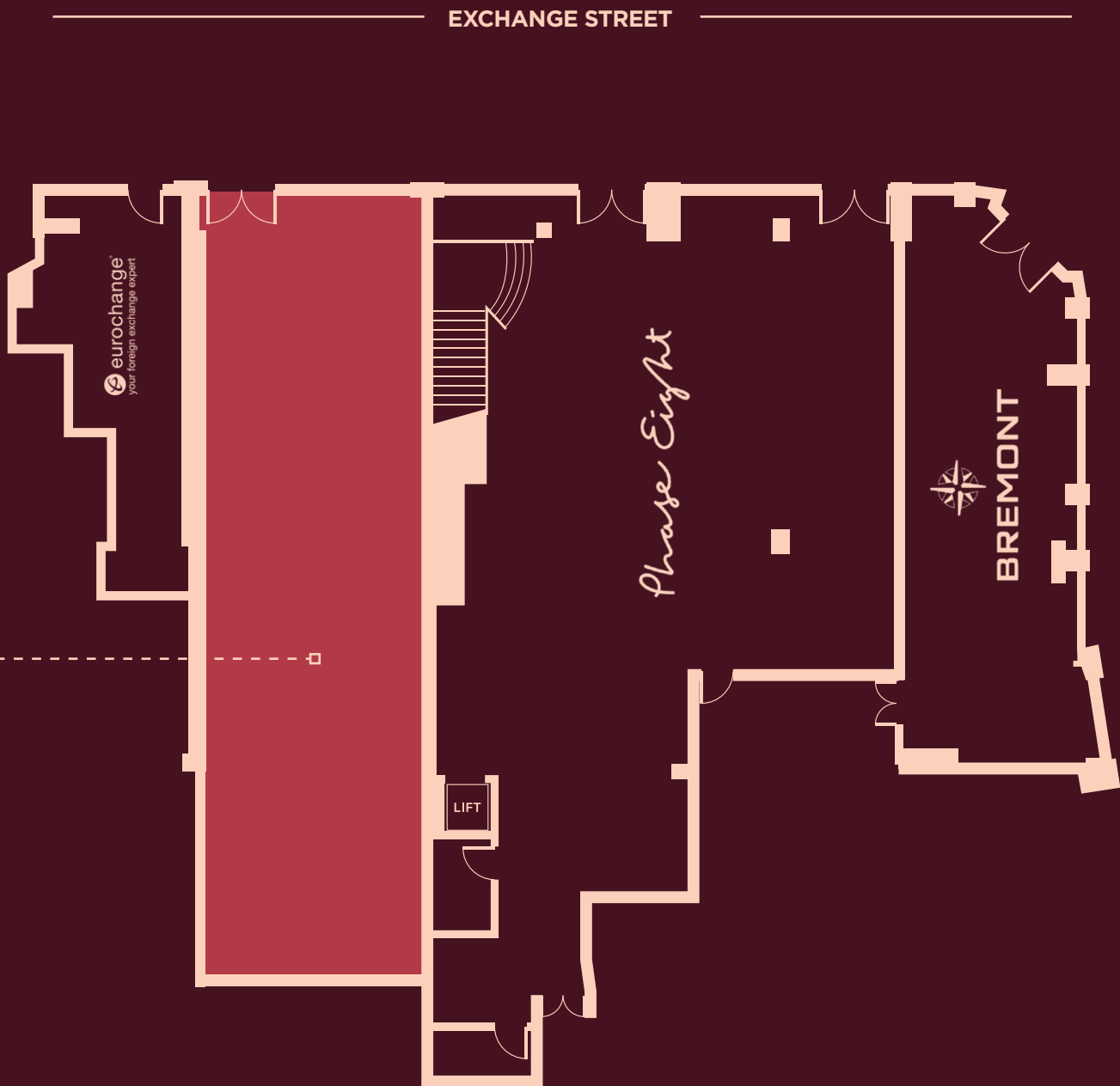
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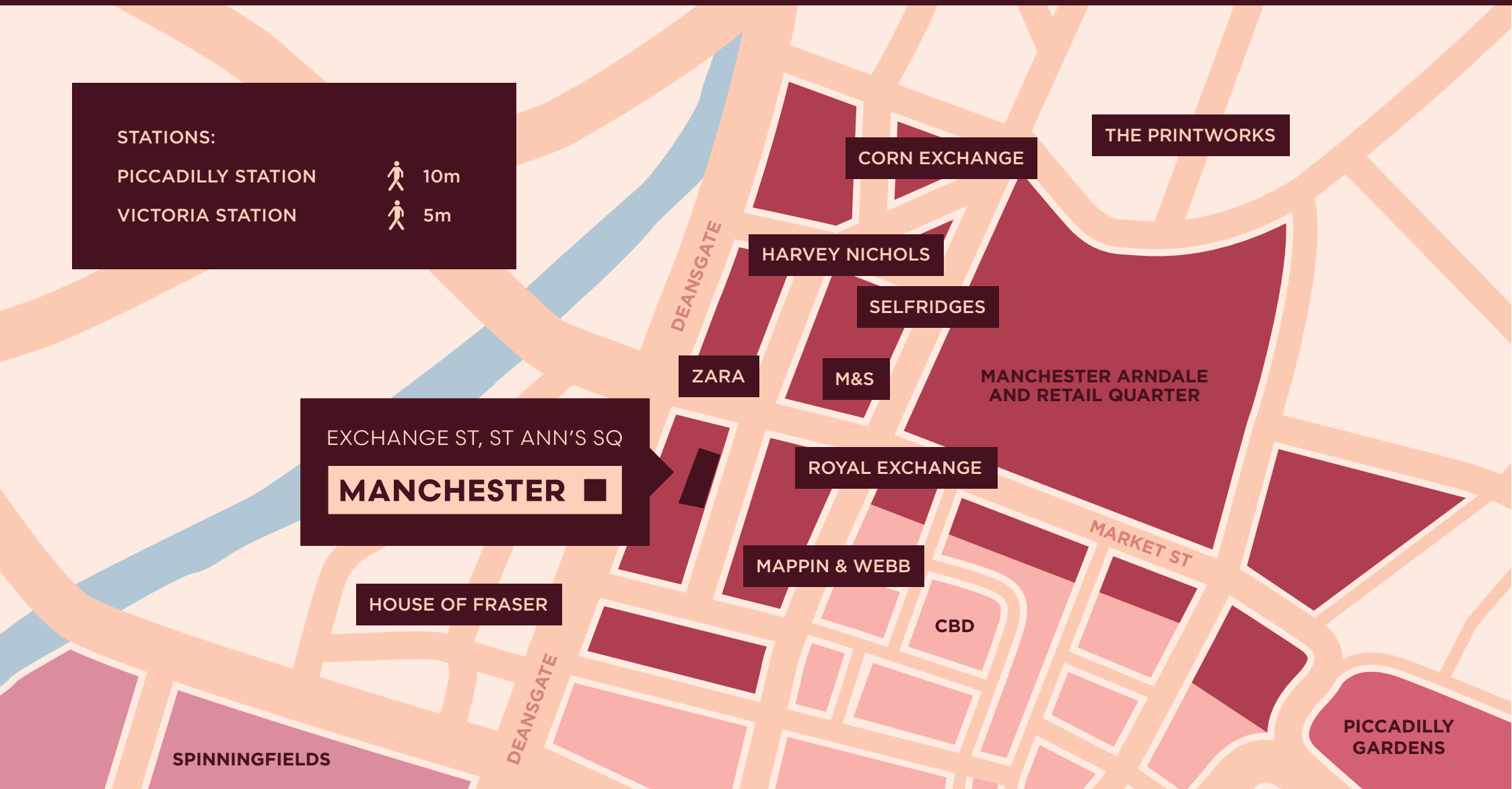
AVAILABLE UNIT



Location

The subject property is located in a prominent position, with frontage to St Ann's Square and Exchange Street, opposite the Royal Exchange.

It sits within St Ann's Square and is close to both Market Street and New Cathedral Street. Other nearby occupiers include Zara, & Other Stories, Mappin & Webb, Molton Brown, Mulberry and Anthropologie.



Street Plan



Terms

VAT & COSTS

All rents are exclusive of VAT at the prevailing rate. Each party to be responsible for their own legal costs incurred in any transaction.

LEASE

Subject to obtaining vacant possession the premises are available by way of a new EFRI lease.

RENT

£140,000 per annum exclusive

RATEABLE VALUE

(2023) - £78,500

SERVICE CHARGE

(2025/26) - £15,791.30

EPC

EPC is available upon request from the agents.

Enquiries

For further information please contact the joint agents:



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