

Sixteen.

TO LET

Retail



Unit 8, St. Anns Arcade, 9 St. Anns Square, Manchester, M2 7HW

Central Manchester retail opportunity

Summary

Tenure	To Let
Available Size	321 sq ft / 29.82 sq m
Rent	£18,500 per annum
Service Charge	£3,195 per annum
Rateable Value	£12,750
EPC Rating	Upon enquiry

Key Points

- Currently fitted as a jewellers
- Excellent security and CCTV in the unit
- Rest of Arcade is let or under offer

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Description

Ground floor retail space with windows onto the Arcade area and Barton Square. Roller shutter security on the Barton Square

Location

St. Ann's Square is situated at the heart of Manchester's up market retail area and benefits from strong pedestrian footfall, linking the prime office areas of the city centre to Market Street, Deansgate and King Street. As one of the few pedestrianised squares in the city centre, comprising an attractive mix of architectural styles, St. Ann's Square is a focal point for visitors to Manchester city centre. Walkthrough Video- <https://youtube.com/shorts/zDF7cAjuLQU?feature=share>

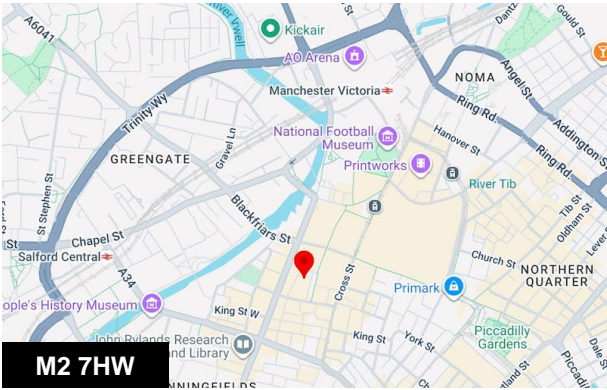
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 8	321	29.82	Available
Total	321	29.82	

Rates

Interested parties should make their own enquiries with the local rating authority regarding the retail and hospitality rates relief scheme. From 1st April 2025 this has reduced to 40%.



Viewing & Further Information



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Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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Map of Barton Arcade area, London, showing various shops and businesses. The map includes labels for streets such as Barton Arcade, Exchange Street, Market Street, and St Ann's Square. Numerous businesses are labeled, including K-Stars, Spar, End Clothing, Oliver Bonas, Starbucks Coffee, Phase Eight, HSBC Bank, Barbour, Christopher James, Ramsdens, Iolla Opticians, Caffè Nero, McDonald's, Holland & Barrett, Goldsmiths, Omega Boutique, David M Robinson, The Whisky Shop, Mulberry, Mint Velvet, James Roberts Beauty, Mays Jewellers, Diamond Heaven, Paper Kisses, Pure Piercing, Designer Exchange, Scamp & Dude, Lululemon, Watches of Switzerland, Annies Restaurant, Sørensen Gren, London Camera Exchange, Sean Rayment, Yards Store, Fjallraven Store, Sainsbury's Local, Greggs, Corbieres Bar, and Santitas. A scale bar at the bottom indicates distances up to 50 meters. A north arrow is located in the bottom right corner.