

7 Police Street

Manchester, M2 7LQ



TO LET

£57,500 PER ANNUM

Prime retail unit in central Manchester

- Located on Police Street which links St Anns Square with King Street.
- Close to high end jewellers including Mappin & Webb, Boodles and Patek Philippe
- Opposite Waterstones and Cupra, with Castle Fine Art and Gails in close proximity.
- Available from February 2026 following current Tenant's lease expiry

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Summary

Rent	£57,500 per annum
Rates Payable	£16,467 per annum Based on 2023 valuation
Rateable Value	£33,000
Service Charge	A service charge is payable, further information on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

The premises form part of a terrace of retail properties and provide Ground floor sales, with additional Basement sales / storage and kitchen / WC.

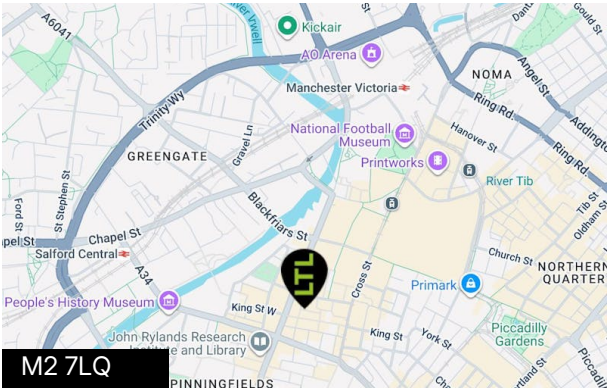
Location

The property is located on Police Street, which links St Anns Square with King Street, in the heart of Manchester's high end retail area. The premises are adjacent to Leica Camera and Rockerfeller Jeweller. Other occupiers in close proximity include Mappin & Webb, Boodles, Waterstones, Cupra and Gails Bakery.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	459	42.64
Basement	416	38.65
Total	875	81.29



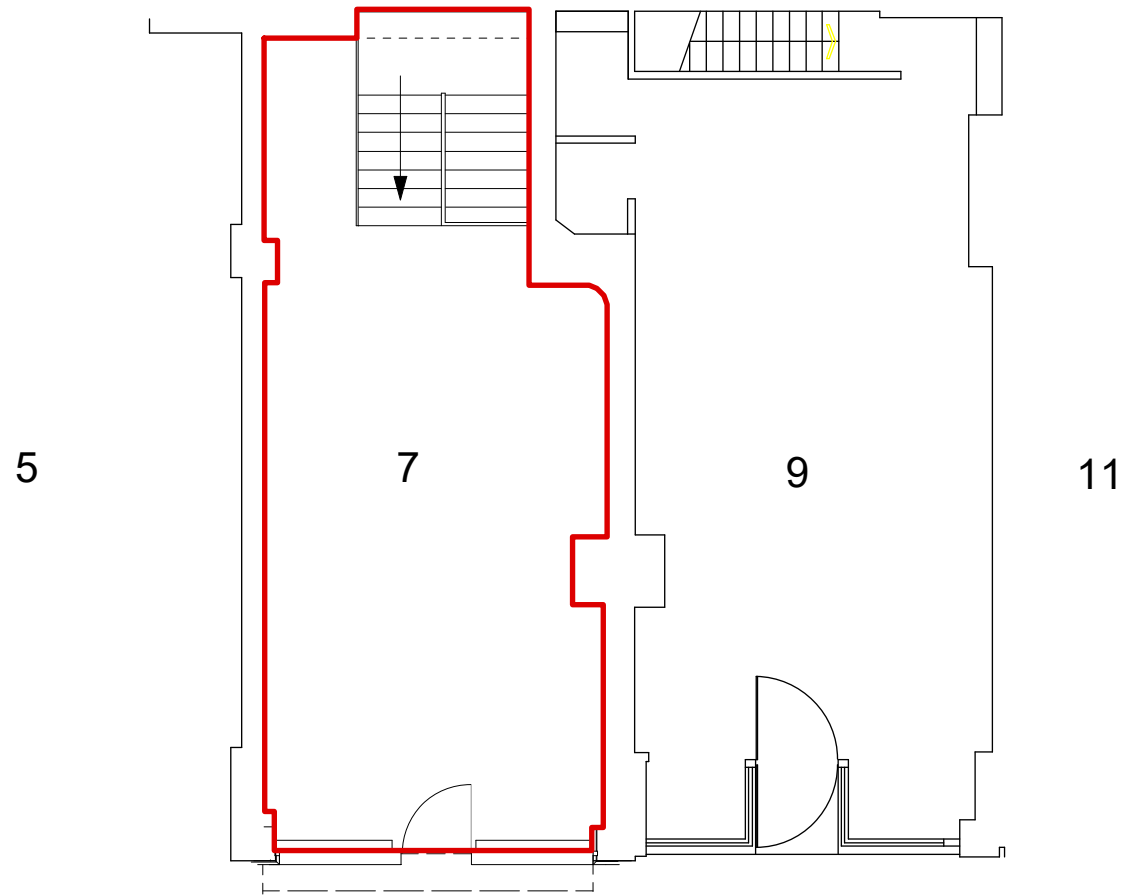
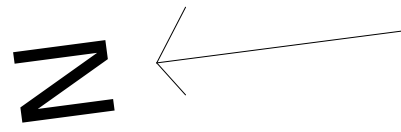
Viewing & Further Information



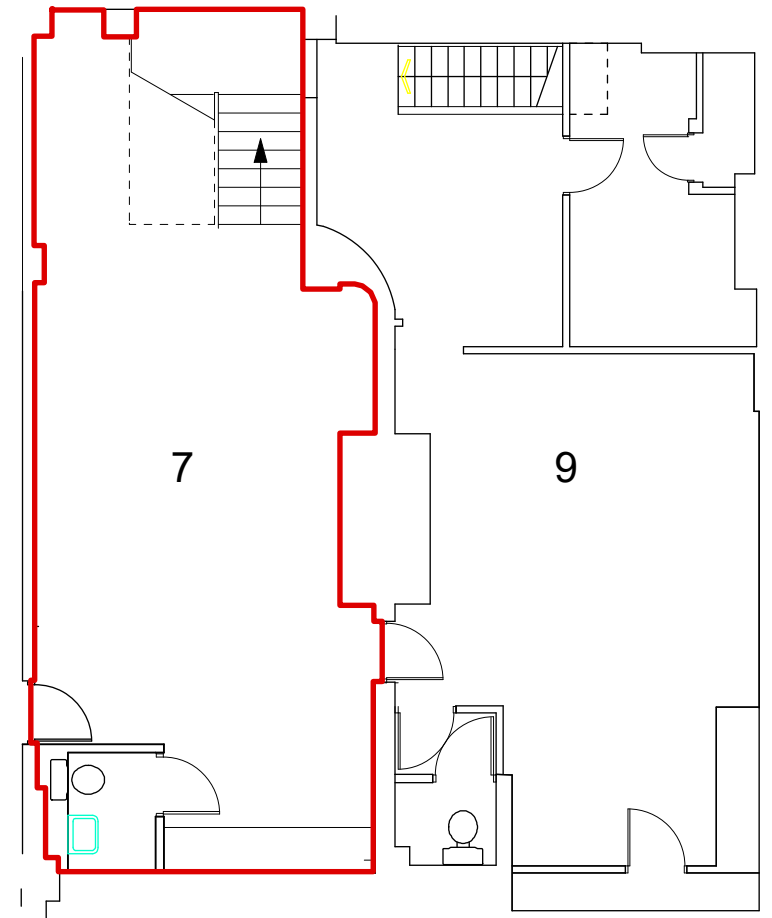
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GROUND FLOOR PLAN



BASEMENT PLAN

P O L I C E S T R E E T

Police Street, Manchester

Scale 1:100@A3

K:\CAD\China Bldgs\Police St\7 Police Street\7+9 Ground & Basement.vwx

7 Police Street

