

lot 7

6 St Ann's Square Manchester M2 7HN

Rent
£95,000
per annum
exclusive

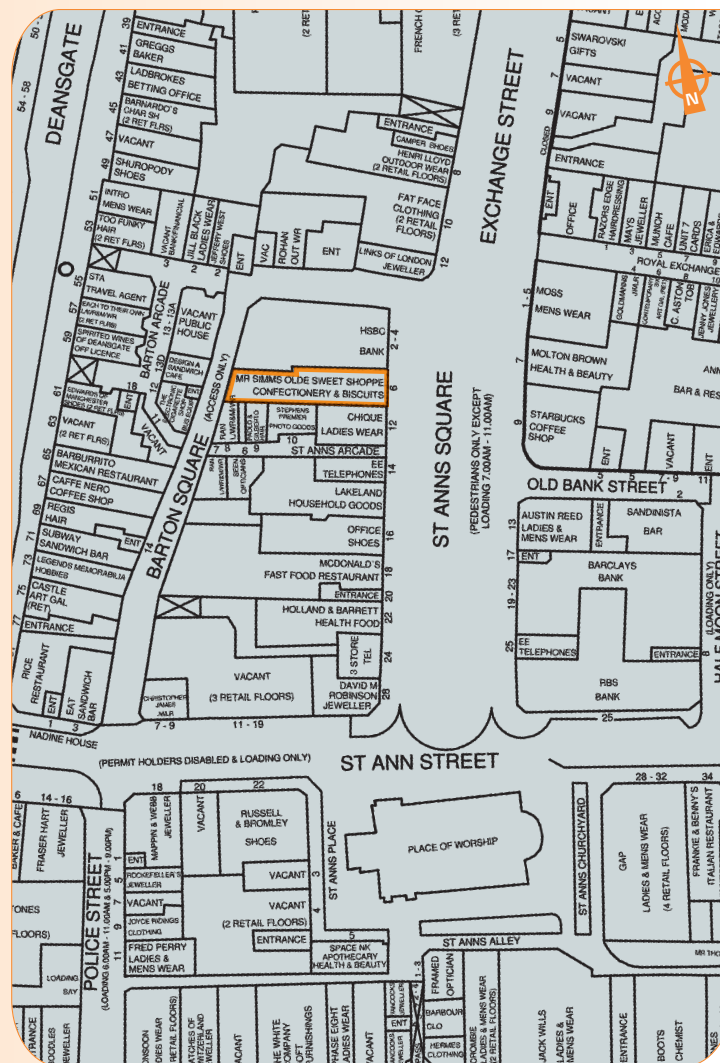
Freehold Retail and Office Investment

- Ground floor and basement let to Choxbox Limited (trading as Mr Simms Olde Sweet Shoppe) with 9 years unexpired
- Prominent pedestrianised location in Central Manchester close to King Street and Deansgate
- Nearby occupiers include HSBC bank, Moss Menswear, Starbucks and Office shoes
- Vacant offices over 4 upper floors with the potential to substantially increase rent received
- Six Week Completion



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Location

Miles: 35 miles east of Liverpool
200 miles north-west of London
Roads: A6, M60 (Junction 11), M62 (Junction 12)
Rail: Manchester Piccadilly
Air: Manchester Airport

Situation

The property is situated in a prominent pedestrianised position on the western side of St Ann's Square, a niche location within central Manchester's prime retailing area which enjoys excellent pedestrian footfall as a link between Market Street and King Street.

Description

The property comprises a five storey attractive traditional building with ground floor retail sales area and basement ancillary space. The retail frontage has a central entrance with display windows either side. Above are 4 floors of office accommodation with prominent self-contained access off St Ann's Square.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Sandy Hamilton. Telephone: +44 (0)20 7034 4861.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Basement	Ancillary	122.91 sq m (1,323 sq ft)	CHOXBOX LIMITED (t/a Mr Simms Olde Sweet Shoppe) (1)	10 years from 18/07/2012 until 17/07/2022 (1)	£95,000	18/07/2017
Ground	Retail	129.04 sq m (1,389 sq ft)				
First	Office	148.64 sq m (1,600 sq ft)	VACANT POSSESSION			
Second	Office	151.43 sq m (1,630 sq ft)				
Third	Office	119.75 sq m (1,289 sq ft)				
Fourth	Office	148.46 sq m (1,598 sq ft)				
Totals		820.23 sq m (8,829 sq ft)			£95,000	

(1) The lease to Choxbox Limited contains an option to determine on 18/07/2017 requiring a minimum of 6 months' notice. Mr Simms Olde Sweet Shoppe is a successful franchise which operates from nearly 100 locations in the UK and Ireland. They are the UK's leading high street and online sweet shop. (Source: www.mrsimmsoldesweetshoppe.co.uk).

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