



SHAPE&SATE

14 St. Anns Square, Manchester, M2 7HQ
Leisure, Retail To Let | £110,000 per annum | 2,540 sq ft
Retail / Leisure Opportunity

SHAPE & SA

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Summary

- Rent: £110,000 per annum
- Business rates: £37,840 per annum
- Service charge: £6,988.21 per annum

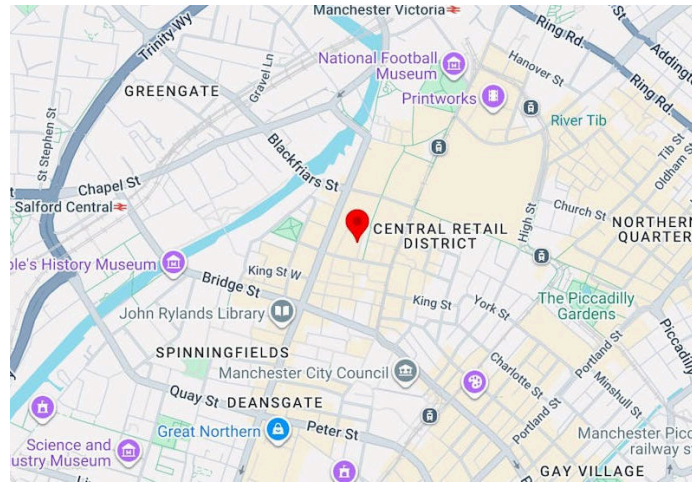
Contact & Viewings



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Description

Currently fitted out and trading as a glasses shop. Due to the tenants requiring larger premises we have agreed a possible lease surrender with the exiting tenant once we have exchanged an AFL with an incoming tenant.

Basement area is full cover of the shop and provides good quality storage space with high ceilings.

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.

Accommodation

Name	sq ft	sq m	Availability
Ground	1,264	117.43	Available
Basement	1,276	118.54	Available
Total	2,540	235.97	



Rates

Interested parties should make their own enquiries with the local rating authority. April 2026 rateable value £88,000. Rates payable £37,840 per annum.



