

140 DEANSGATE

Manchester, M3 2RP



Key Highlights

- Located in the heart of Manchester's retail/leisure core
- Accommodation extending to 7,678 sq ft
- Shell condition
- Suitable for a variety of alternative uses subject to planning

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Location

The Property is situated in a prominent location fronting Deansgate in Manchester city centre, just south of its junction with Bridge Street and John Dalton Street.

Deansgate is a prime leisure location and hosts a number of national food and beverage operators including JD Wetherspoon, Slug and Lettuce, The Botanist, Box, Rosa's Thai and Hawksmoor.

The immediate surrounds to the Property are dominated by leisure/ retail operators at ground floor level with office accommodation to the upper floors. The Property lies between two drinking establishments, to the north, the Sawyers Arms and to the south, the Lost Dene.

Description

The Property comprises a mid-terrace four storey building (above basement) of red sandstone construction with parapet wall to the front (east) elevation.

The total site area extends to 0.05 acres (0.02 hectares).

Accommodation

Internally, accommodation is provided at basement, ground, first, second and third (attic) floors and is currently presented in a shell condition with open plan accommodation at each floor.

A stairwell to the front elevation provides access to the upper floors and there is a rear stairwell providing access to the first and second floors.

In total, the Gross Internal Area extends to 7,678 sq ft as set out below:

FLOOR	GIA SQM	GIA SQFT
Basement	193.57	2,084
Ground	193.75	2,086
First	152.19	1,638
Second	128.09	1,379
Third	45.68	492
Total	713.28	7,678

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Terms

Leasehold. The property is available to let on a full repairing and insuring lease for a term of years until 2 April 2036. VAT may be applicable.

Rating

The subject Property is entered under Property under reconstruction in the 2017 Rating List and the Rateable Value is £0.

Planning

We understand the Property benefits from A4/ A3 (Class E). The Property is not listed and is within a the City of Manchester Conservation Area.

The Business

The Property is currently closed for trade.

Licence

The Property has been granted a Premises Licence in accordance with the Licensing Act 2003.

Fixtures & Fittings

Not applicable.

Energy Performance Certificate

The Property has an EPC rating of E-110

VAT

Figures stated are exclusive of VAT (if applicable).

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Money Laundering

Money Laundering Regulations may require Savills to conduct checks upon all tenants. Prospective tenants may need to provide proof of identity and residence.

Viewing

All viewings must be arranged strictly by appointment with the sole selling agents Savills.

Contact

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