

Manchester City Centre, M3 2QG

TO LET Prime unit
3,769 sq ft

96

Deansgate



96 Deansgate

Location

The property occupies one of the most prominent trading locations in the heart of Manchester City Centre, located in a prime corner position on Deansgate at its junction with St Mary's Street and St Ann's Street.

The site provides excellent connectivity to the prime retail/leisure areas of Market Street, New Cathedral Street, King Street and Spinningfields. The adjoining St Ann's Street pitch is the destination location for watch and jewellery brands in Manchester City Centre.

Deansgate, which runs the length of the City Centre, is considered Manchester's prime leisure location with occupiers including Cote, Gaucho, Be at One, Botanist and Black Sheep Coffee, amongst others.



96 DEANSGATE IS EXCELLENTLY LOCATED IN THE HEART OF MANCHESTER CITY CENTRE



96

Deansgate

EXTREMELY
PROMINENT
CORNER
LOCATION



Description

This prominent corner building is a former restaurant benefiting from an external seating area.

The ground floor comprises the main bar/restaurant and a fitted kitchen, with the first floor providing customer WC's, a cold store, preparation areas and further ancillary accommodation. There is hatch access to the basement cellar/storage area.

Accommodation

The property provides the following approximate areas:

Ground Floor	1,500 sq ft	140 sq m
First Floor	1,165 sq ft	108 sq m
Basement	1,104 sq ft	94 sq m

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FIRST FLOOR
1,165 SQ FT (108 SQ M)



GROUND FLOOR
1,500 SQ FT (140 SQ M)

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Further Information

Rent

On application.

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed, subject to 5 yearly upward only rent reviews.

Rates

Rateable Value: £107,000
UBR (2023/2024): £0.512
Rates Payable: £54,784 pa

(Interested parties are advised to make enquiries with the Local Authority.)

Legal Costs

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

EPC Rating

Full Energy Performance Certificate available on request.

Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills and Barker Proudlove.

Contact

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