

# Manchester

92-96 Deansgate, M3 2QG



- Located in the heart of Manchester's retail/leisure core, adjoining **Kendals Department Store** and connecting to St Ann's Street/Square and King Street
- The premises occupy an extremely prominent corner location at the busy junction of Deansgate/ St Ann's Street/St Mary's Street.
- Surrounding occupiers include **Pret a Manger**, **Toni & Guy**, **Waterstones**, **Russell & Bromley**, **Caffe Nero**, **Subway**, **The Botanist** and **Cote**.
- Fully fitted restaurant unit, including kitchen, customer wc's, working, cellar etc.
- Situated within a strong pitch for bars/restaurants and also lunchtime/coffee operators, surrounded by a dense office population.
- Suitable for a variety of alternative uses with potential to include additional upper floor accommodation.

## SAVILLS MANCHESTER

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## Accommodation

The property provides the following approximate areas:

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

There is potential to include upper floor ancillary accommodation. Further details available on request.

## 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 (2026/2027): £0.43  
Rates Payable: £46,010 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.



## Contact

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