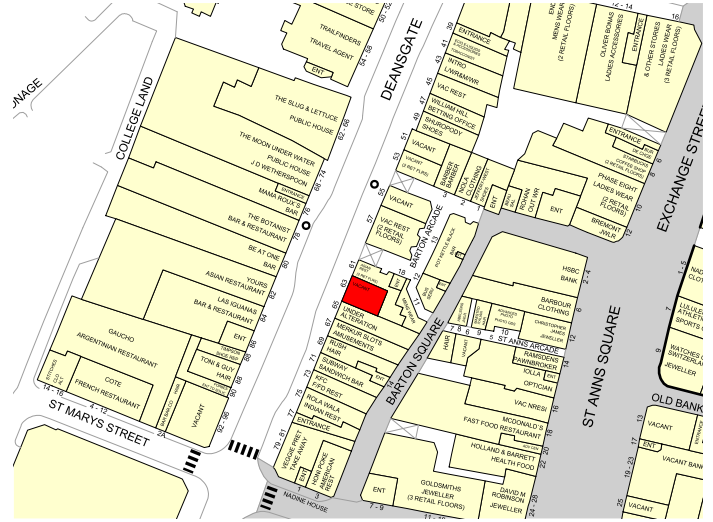




## Unit 10 Barton Arcade, Deansgate, Manchester M3 2BW

- Arranged over Ground, First and Basement Floors.
- Highly prominent location fronting Deansgate.
- High Footfall.
- Suitable for a range of uses (STP).
- Grade II listed Character Building.
- Nearby occupiers include: The Botanist, Pot Kettle Black, Be At One, Las Iguanas, Gaucho, Rola Wala, Pret a Manger.



## LOCATION

The premises are situated in a prominent and highly sought after location in the heart of Manchester City centre.

The property fronts busy Deansgate and forms part of the renowned Barton Arcade. All city centre amenities including shops, bars, restaurants, hotels and transport links are within close proximity.

The area is popular with a host of retail and leisure operators with Ryde, The Botanist, Pot Kettle Black, Las Iguanas, Be at One, Subway, Rola Wala, Slug and Lettuce all within the immediate vicinity.

## ACCOMMODATION

The property forms part of an attractive Grade II listed building and is arranged over Ground, First and Basement Floors.

We have been provided with the following approximate floor areas:

Floor	SQ M	SQ FT
Ground Floor	53.33	574
First Floor	52.49	565
Basement	105.35	1,134

## LEASE

The premises are available by way of new effectively fully repairing and insuring lease for a term of years to be agreed.

## QUOTING RENT

£80,000 per annum exclusive.

## BUSINESS RATES

The unit has a rateable value of £63,500 as of April 2023. Interested parties are advised to verify this information via the local rating authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## SERVICE CHARGE/INSURANCE

A service charge will be levied to cover the maintenance of the common areas of the building and will be charged on an apportioned basis along with the building insurance.

## EPC

Energy Performance Certificate Rating available on request.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT).

## LEGAL EXPENSES

Each party to bear their own legal expenses incurred in connection with this transaction.

To arrange a viewing please contact:



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Director

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## IMPORTANT NOTICE

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6. Date of Publication: July 2024