

MANCHESTER

293 Deansgate, M3 4EW



Key Highlights

- The premises occupy an extremely prominent corner position on Deansgate, adjacent to the Beetham Tower and Hilton Hotel.
- The property forms part of the Great Northern Retail & Leisure Scheme, benefitting from close proximity to the prime leisure pitch of Peter Street and popular surrounding locations, including Deansgate Locks, Castlefield, Liverpool Road and Enterprise City.
- Surrounding occupiers include Evuna, Another Hand, Dimitri's, Jimmy's, Podium, Atlas Bar, and Cask.
- The property benefits from an excellent fit out and is suitable for a variety of commercial uses. There is a future opportunity to extend the first floor trading area with outdoor seating.

SAVILLS MANCHESTER

Belvedere, 12 Booth Street

Manchester, M2 4AW

savills.co.uk

savills

Accommodation

The property comprises a well-configured sales area to the ground floor with first floor and basement sales/ancillary accommodation, comprising the following approximate areas:

Ground Floor	55.0 sq m	592 sq ft
First Floor	54.5 sq m	586 sq ft
Basement	65.8 sq m	708 sq ft

Tenure

The premises are available on a new effectively FRI lease for a term to be agreed. The rent will be subject to 5 yearly rent reviews.

Rent

On application.

Service Charge

2024 Budget - £3,123.57 pa.

Rates

Rateable Value: £21,500
 UBR (2026/2027): £0.382
 Rates Payable: £8,213 pa
 (Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession.)

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

Jack Wagland
 +44 (0) 7816 184 029
 Jack.wagland@savills.com

Jonathan Netley
 +44 (0) 7768 857 690
 Jonathan.netley@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

May 2024

savills