



Unit 2 Barton Arcade, Deansgate, Manchester M3 2BW

- Arranged over Ground and Basement Floors.
- Located within the heart of Manchester City Centre.
- Suitable for a range of uses (STP).
- Grade II* listed Character Building.
- Nearby occupiers include: Pot Kettle Black, Be At One, Simmons Bar, Roxy's Ball Room, Las Iguanas, Gaucho, Rola Wala and Pret a Manger.

LOCATION

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

The property 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 Simmons Bar, 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 and Basement Floors.

We have been provided with the following approximate floor areas:

Floor	SQM	SQFT
Ground Floor	49.89	537
Basement	52.3	563

LEASE

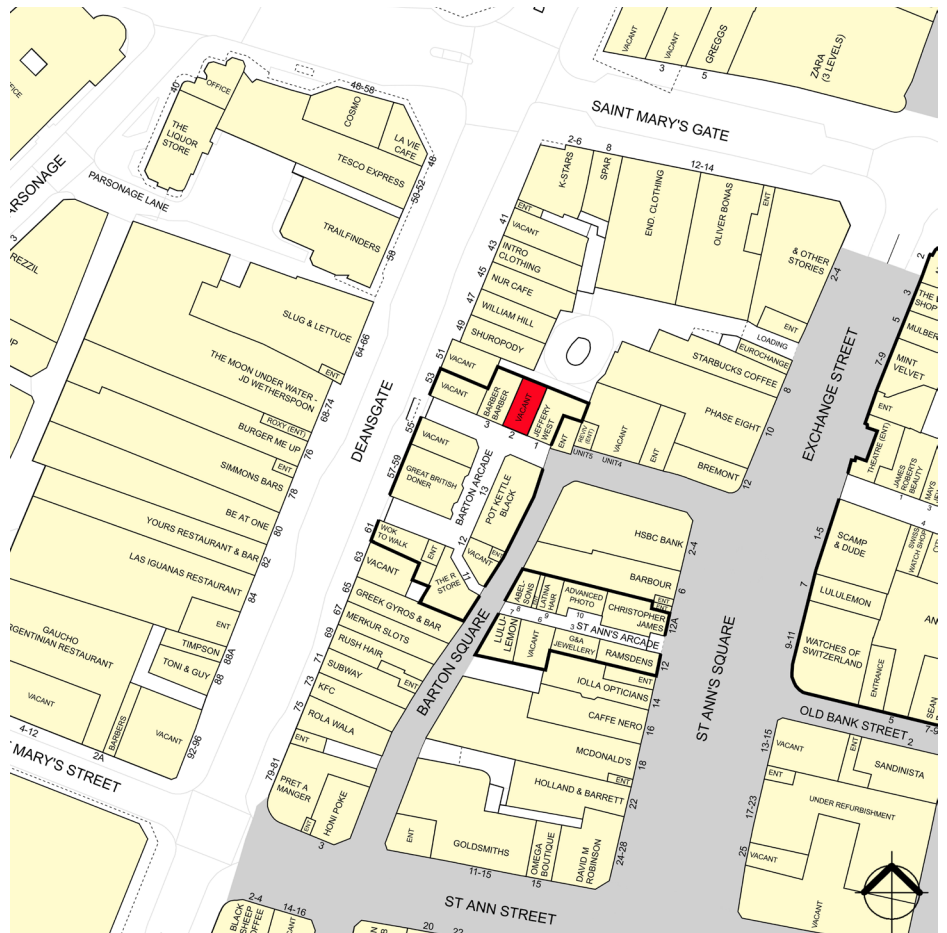
The premises are available by way of new effectively fully repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

£35,000 per annum exclusive.

BUSINESS RATES

The unit has a rateable value of £23,250 as of April 2023. Interested parties are advised to verify this information via the local rating authority (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.

To arrange a viewing please contact:

Conor Mulloy:
Director
conor.mulloy@g-s.co.uk
07841661990

Matthew Roberts:
Graduate Surveyor
matthew.roberts@g-s.co.uk
07570 294627

Or via our joint agent;

WT Gunson
Neale Sayle
Neale.sayle@wtgunson.co.uk
0161 833 9797

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.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: May 2025