PRIME CITY CENTRE RETAIL/LEISURE OPPORTUNITY

TO LET

GRAHAM SIBBALD

Unit 6 Barton Arcade, Deansgate, Manchester M3 2BW

- Arranged over ground floor and basement.
- Highly prominent location fronting Deansgate.
- High Footfall.
- Suitable for a range of uses (STP).
- Grade II listed Character Building.
- Nearby occupiers include: Living Room, Botanist, Pot Kettle Black, Be At One, Las Iguanas, Gaucho, KFC, and Veggie Pret.

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 Botanist, Living Room, Las Iguanas, Be at One, Subway, Cosmo, 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 floor and basement.

We have been provided with the following approximate floor areas:

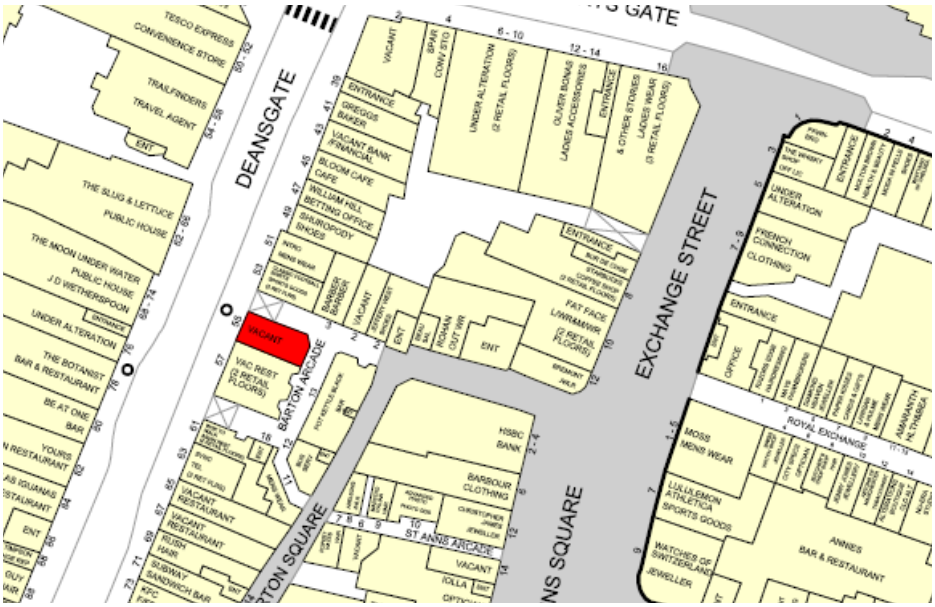
Floor	SQ M	SQ FT
Ground Floor	67.63	728
Basement	42.27	455

LEASE

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

RENT

Upon application.



BUSINESS RATES

The premises has a rateable value of £73,500. Interested parties are advised to verify this information via the local rating authority (www.voa.gov.uk).

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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