

PROMINENT F&B/RETAIL UNIT TO LET

# Manchester

237-239 Deansgate, M3 4EN



## Key Highlights

- The premises occupy an extremely prominent location on Deansgate, forming part of the Great Northern retail & leisure scheme.
- Surrounding occupiers include Flat Iron, Revolucion de Cuba, Blues Kitchen, Impossible, Another Hand, Fort Coffee, Evuna, Platzki, and Acai & The Tribe.
- Situated between the Hilton, Deansgate Square, and the prime leisure pitch of Peter Street.
- The property benefits from an excellent fit out and is suitable for a variety of commercial uses.

## SAVILLS MANCHESTER

Belvedere, 12 Booth Street

Manchester, M2 4AW

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[savills.co.uk](http://savills.co.uk)

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## Accommodation

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

Ground Floor	86.07 sq m	926 sq ft
Basement	92.79 sq m	998 sq ft
Sales/Ancillary		

## Tenure

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

## Rent

£75,000 pa.

This rent is exclusive of VAT, Rates, Service Charge and Insurance.

## Service Charge

Available on request.

## Rates

Rateable Value: £53,000

Rates Payable (2024/25): £28,938

(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

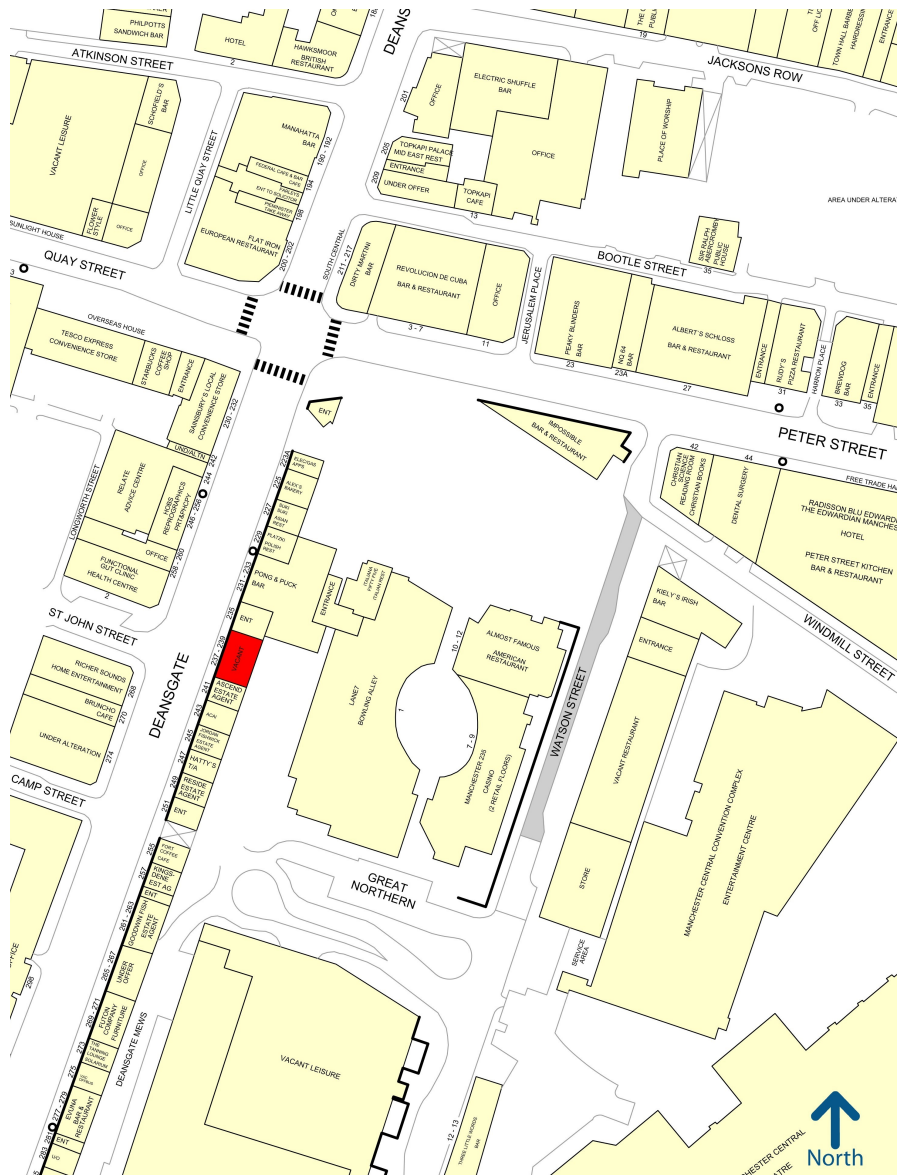
Each party to be responsible for their own legal and professional costs incurred in this transaction.

## EPC Rating

Full Energy Performance Certificate available on request.

## Further Information & Viewing

Further Information & Viewing upon request. Viewing strictly by appointment with Savills.



## Contact

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