

MANCHESTER

SHORT TERM RETAIL LEASE

43 DEANS GATE , M2 2AY

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The subject premises are located in a busy location fronting Deansgate, close to the St Mary's Gate junction.

Nearby occupiers include Greggs, Spar, Tesco Express, Trailfinders and KFC.

The premises are arranged over ground floor only.

Lease Details and Rent

The premises have recently been refitted but are subject to re-development proposals and are available on a flexible basis, with the potential for a term certain of up to 12 months. Further details are available on request.

Rental offers are invited.

There is a service charge levied on the premises, estimated for the current year at approximately £1.13 psf.

Accommodation

The premises comprise the approximate floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,112 sq ft	103 sq m

Business Rates

Rateable Value (2017): £68,500

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request.



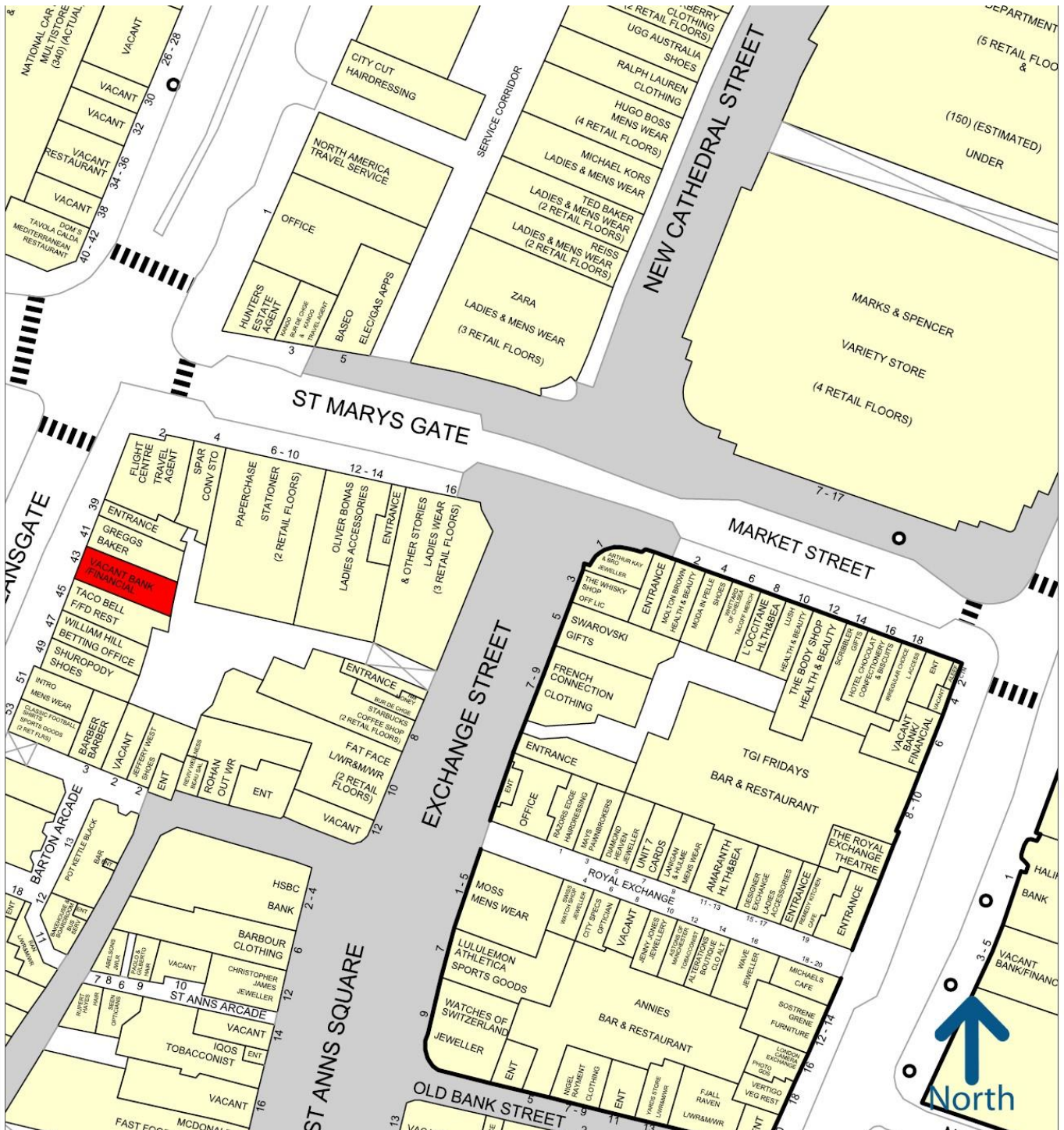
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SHORT TERM LEASE AVAILABLE

43 DEANSGATE, MANCHESTER M3 2AY



January 2022. Subject to Contract.

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