

MANCHESTER

PRIME RETAIL/LEISURE UNIT

118 DEANS_GATE, M3 2GB

**LYONS
THOMPSON
LETT**
PROPERTY CONSULTANTS



Location and Description

The subject premises are located in a prominent position on one of the busiest sections of Deansgate close to the junctions with King Street and Bridge Street. Adjacent to **Cotswold Outdoor** and **Forsyth's**, the premises are in close proximity to **House of Fraser**, **Ellis Brigham**, **Sainsburys Local**, **Bem Brasil**, **San Carlo** and **Waterstones**.

Lease Details and Rent

Subject to obtaining vacant possession, the premises can be made available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent- On Application.

Accommodation

The premises are arranged on ground floor only and comprise the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	3,145 sq ft	292 sq m

Business Rates

Rateable Value (2017): £114,000

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 Obtaining Vacant Possession & Contract Without Prejudice

EPC

A full copy of the EPC is available upon request.



All Enquiries

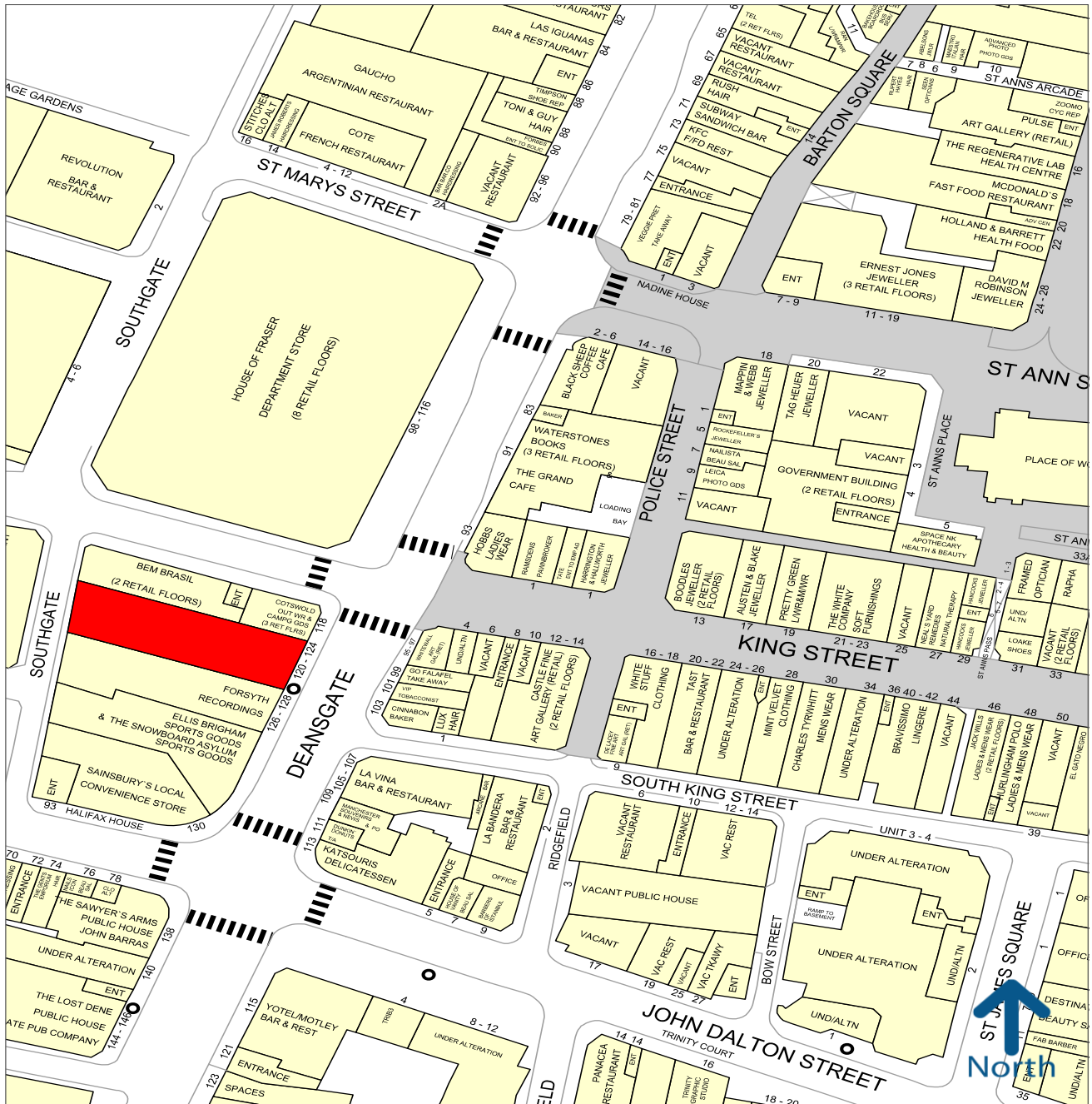
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Retail / Leisure Unit

118 DEANSGATE, M3 2GB



Manchester Central



50 metres

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Experian Goad Plan Created: 01/08/2022
Created By: LTL Property Consultants Limited

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August 2022. Subject to Contract & Subject to obtaining vacant possession

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