

MANCHESTER

75 DEANSGATE

PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

SUBJECT TO VACANT POSSESSION

Location

The property is situated in a prime trading position on Eastern side of Deansgate, in close proximity to the House of Fraser department store. Other occupiers in the near vicinity include **Pret A Manger, Patisserie Valerie, Café Nero, Subway, Prezzo, The Botanist** and **Las Iguanas**.

Accommodation

The property is arranged on ground and basement, and has the following net internal floor areas:

Basement	687 sq ft	63.85 sq m
Ground Floor Sales	1,050 sq ft	97.58 sq m

Lease/Rent

Subject to vacant possession, the property is available by way of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews at a rent of **£95,000** per annum exclusive.



Business Rates

Verbal enquiries to Manchester City Council confirm the property is assessed as follows:

Rateable Value	£88,000
Rates Payable (17/18)	£42,240

Interested parties are advised to make their own enquires on 0300 123 8123.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Photographs and plans

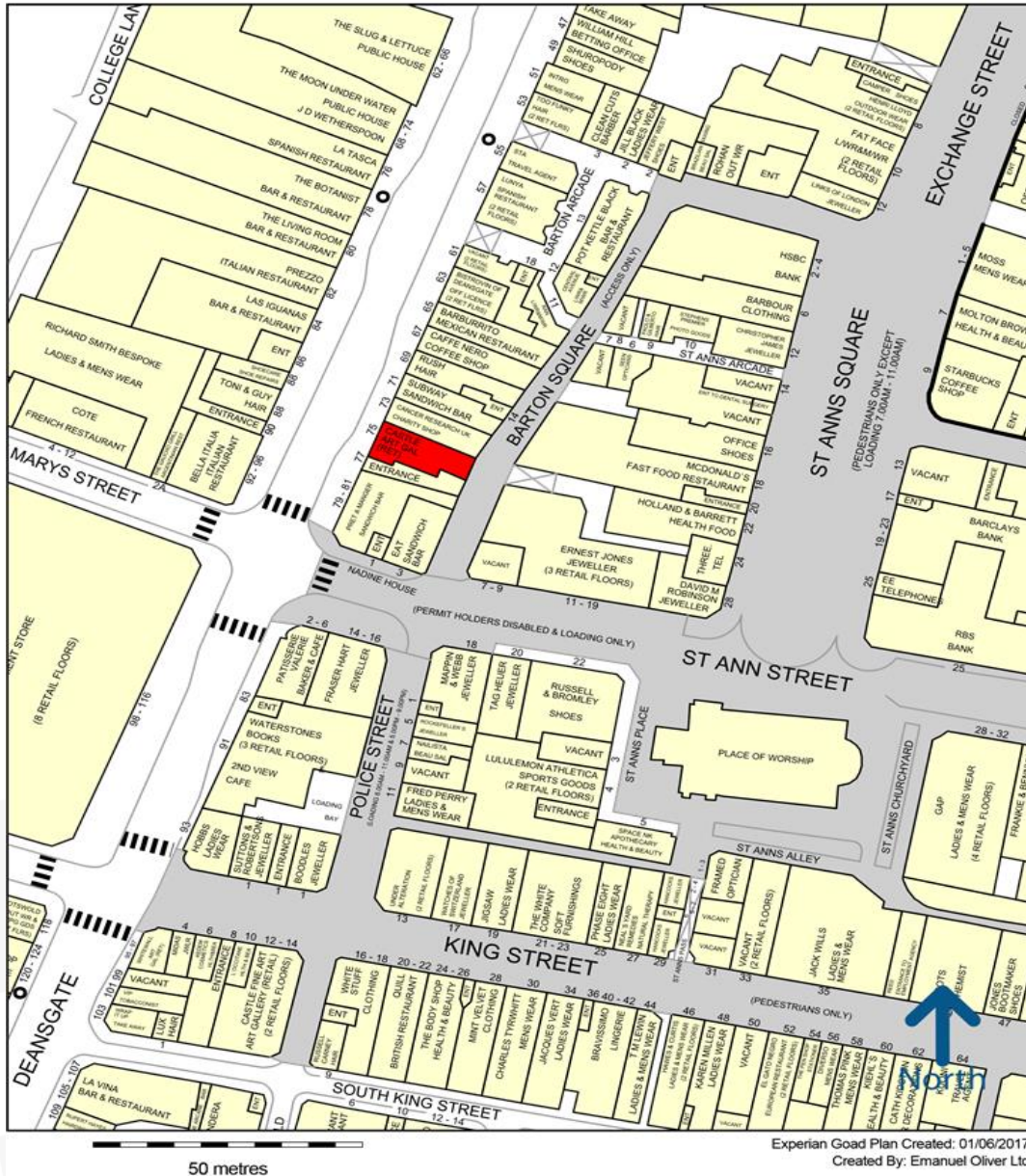
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Viewing

Strictly by appointment through the agents, Peter Rowe of Emanuel Oliver on 0161 711 0833 peter@emanueloliver.com



Manchester Central



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