

MANCHESTER

65 DEANS_GATE

PRIME RETAIL AND LEISURE UNIT AVAILABLE BY WAY OF A NEW LEASE

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 **KFC, Pret A Manger, Rush Hair, Subway, The Botanist** and **Las Iguanas**.

Accommodation

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

Basement	922 sq ft	85.66 sq m
Ground Floor Sales	1,205 sq ft	111.95 sq m
First Floor	889 sq ft	82.60 sq m

Lease/Rent

Subject to vacant possession, the property is available by way of a new full repairing and insuring lease.

Rent on application.



Business Rates

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

Rateable Value	£85,000
Rates Payable (18/19)	£43,520

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

Legal Costs

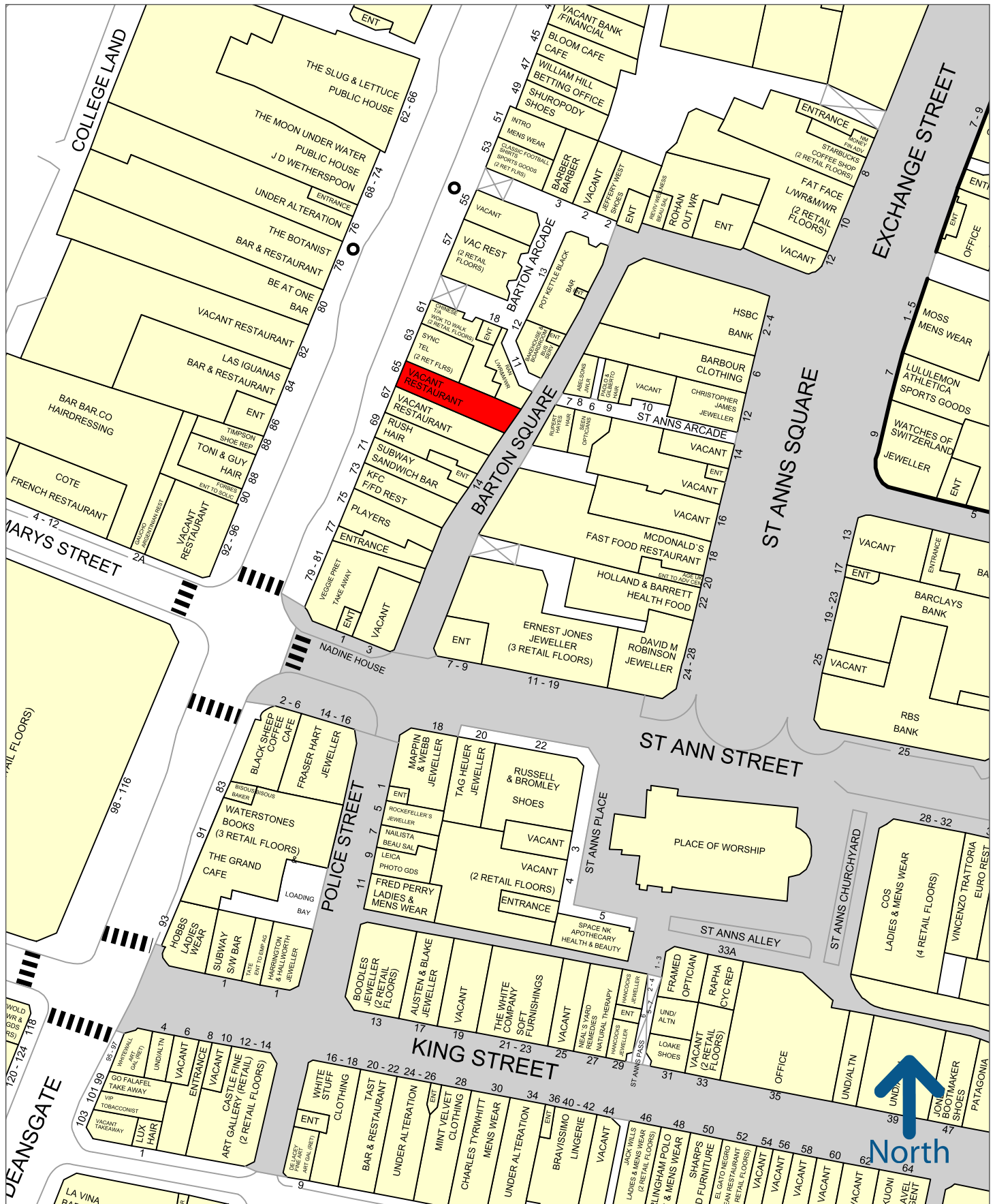
Each party will be responsible for their own legal costs incurred in the transaction.

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



50 metres

Experian Goad Plan Created: 10/05/2021

Created By: Emanuel Oliver Ltd



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