



## Manchester – 198 Deansgate M3 3NE

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Contact us on:

**0161 431 0660**

### Location

The premises occupy a prominent position in the heart of Manchester's leisure destination with **Albert's Schloss** and **Revolution De Cuba** nearby. Opposite is **Dirty Martini** and due to open shortly and adjacent are **Federal Cafe** and **Manahatta**. **The Great Northern Leisure** complex and **Spinningfields** (25,000 professional workers) is within the immediate vicinity and other nearby occupiers include Hawksmoor, Sainsburys, Tesco Express and Starbucks.

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### Property

The premises form part of a fully refurbished and let Grade II listed office building fronting onto Deansgate.

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### Accommodation

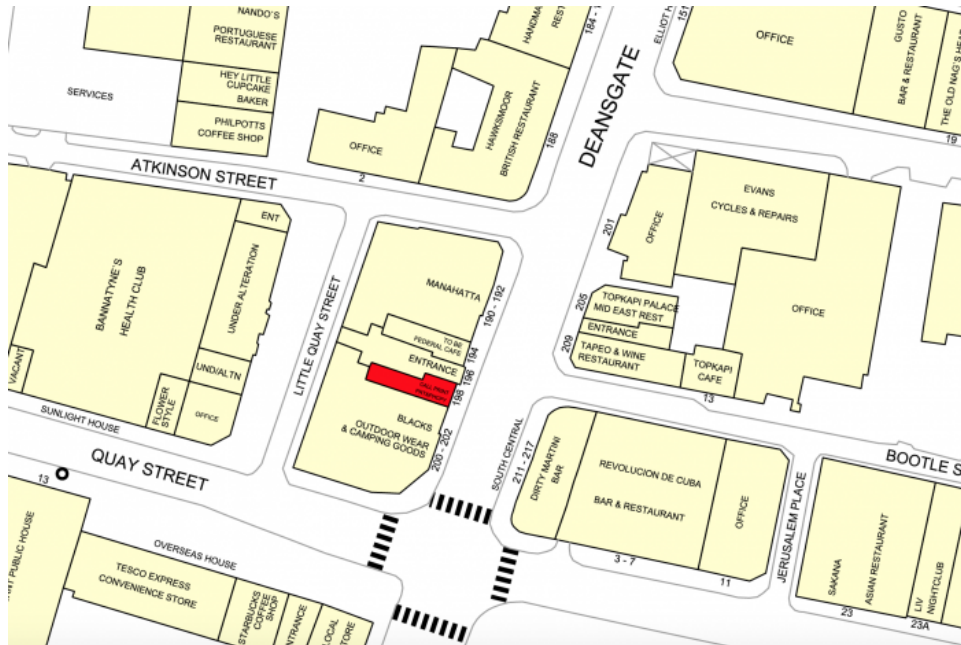
The premises offer A1 retail at ground floor and basement level and will provide the following approximate floor areas:

Ground Floor:	62.3 sq m	671 sq ft
Basement Office/Sales:	179 sq m	1,926 sq ft

Total: 241.3 sq m 2,597 sq ft

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## Goad Plan



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## Lease

The premises are being made available on a new 10 year effectively full repairing and insuring lease with an upward only rent review on the 5th anniversary.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

Upon Application

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## Business Rates

The Rateable Value is £35,500

Rates payable based on the multiplier of 0.493 is £17,501.50

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## Service Charge

Further details available upon request.

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## Viewing

Strictly by arrangement via Hynes Illingworth:

**Attn: Matt Illingworth**

**Tel: 0161 431 0660**

**Mob: 07826 551 505**

**E: matt@hynesillingworth.com**

Or our joints agents Cheetham & Mortimer Contact: Justin Mortimer Tel 0161 832 3375

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## Legal Costs

Each party to meet their own reasonable legal costs and other professional fees.

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## Planning

The premises currently the benefit of A1 Planning consent

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## VAT

VAT will be charged on all outgoings.

Hynes Illingworth  
22 Lever Street  
Manchester  
M1 1EA

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