



Manchester – 198 Deansgate M3 3NE

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.

Property

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

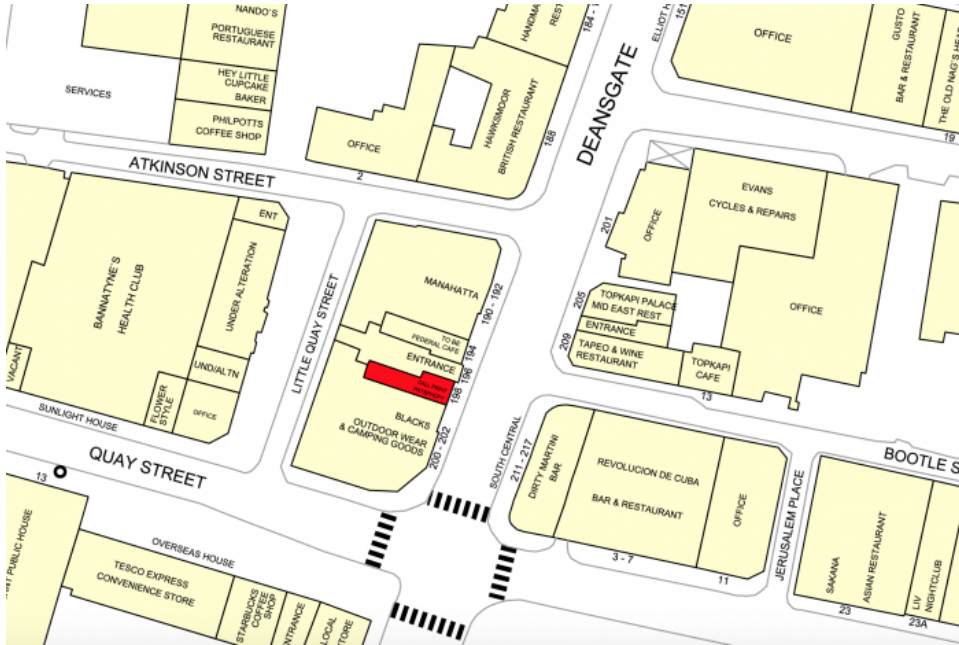
Accommodation

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

Goad Plan



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.

Energy Performance Certificate

An EPC is available upon request.

Rent & Review

Upon Application

Business Rates

The Rateable Value is £35,500

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

Service Charge

Further details available upon request.

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

Legal Costs

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

Planning

The premises currently the benefit of A1 Planning consent

VAT

VAT will be charged on all outgoings.

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