

TO LET

# FITTED BAR / RESTAURANT

Ground Floor: 5,014 sq ft / 465.8 sq m

**84 DEANSGATE**  
MANCHESTER | M3 2ER



# LOCATION

The property is prominently located within the heart of Manchester's retail & leisure core, adjoining Deansgate's strong leisure/F&B pitch and connecting to Market Street and St Ann's Square.

The property benefits from **weekly footfall of approximately 80,000** with Manchester's most significant new developments such as **Kendals**, **Treehouse Hotel** and **Zedwell Hotel** adjacent to the property expected to increase footfall further.

Nearby occupiers include: Roxy Ballroom, Gauchó, Slug & Lettuce, JD Wetherspoon, Revolution, Cosmo, Pret A Manger, and Waterstones.

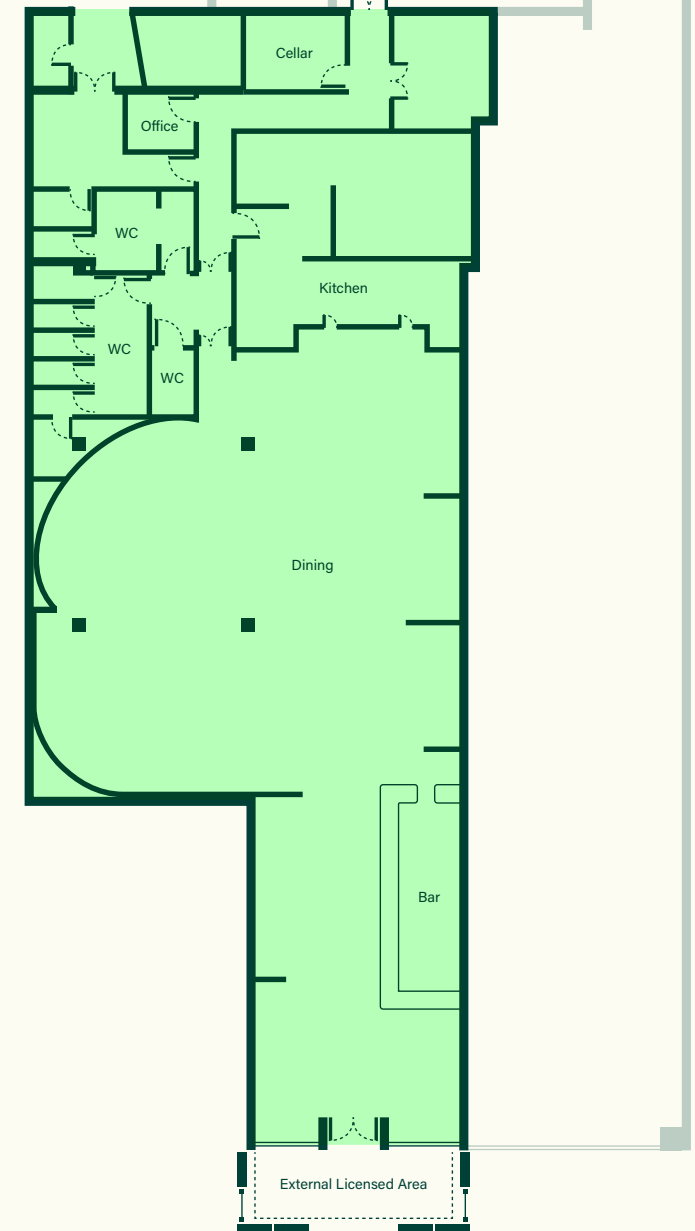


# THE PROPERTY

The property is arranged at ground floor level and benefits from an extensive fit-out, providing a clear and flexible open-plan layout. Externally, the premises benefits from a licensed pavement seating area.

The property comprises the following approximate floor area:

**Ground Floor: 5,014 sq ft 465.8 sq m**



DEANS GATE



AO ARENA

VICTORIA

METROLINK STOP

METROLINK STOP

NORTHERN QUARTER

PICCADILLY

ZEDWELL HOTEL (IN DEVELOPMENT)

BREWDOG DOGHOUSE HOTEL

PICCADILLY GARDENS

METROLINK STOP

SELFRIDGES

ARNDALE

STOCK EXCHANGE HOTEL

METROLINK STOP

METROLINK STOP

HARVEY NICHOLS

TREEHOUSE HOTEL

HOTEL GOTHAM

ST ANN'S SQUARE

84 DEANSGATE  
MANCHESTER 1 M3 2ER

5 PARSONAGE GARDENS

ZEDWELL HOTEL (IN DEVELOPMENT)

THE LOWRY

KENDALS REDEVELOPMENT

ST PETER'S SQUARE

SAN CARLO

SEXY FISH

DEANSGATE

METROLINK STOP

ST MICHAEL'S

NEW BAILEY

THE IVY ASIA  
THE IVY

SPINNINGFIELDS

HAWKSMOOR

ALBERT'S SCHLOSS

MANCHESTER CENTRAL

GREAT NORTHERN

ENTERPRISE CITY

THE HILTON

# MANCHESTER CITY CENTRE



# REGENERATION & DEVELOPMENT

The property is perfectly located to benefit from Manchester's biggest flagship redevelopment & regeneration projects driving footfall and trade in the immediate area.

## PREMIER HOUSE

300 Apartment &  
50k sq.ft. Office Development

## TREEHOUSE HOTEL

224 Bed Hotel Redevelopment

## 5 PARSONAGE GARDENS

100k sq.ft. Office Redevelopment  
& Flagship Restaurant

## ZEDWELL HOTEL

157 Bed Hotel Redevelopment

## KENDAL'S REDEVELOPMENT

230k sq.ft. Mixed-Use Regeneration Project

84

An aerial photograph of Manchester, UK, showing a dense urban landscape. Several buildings are highlighted with green outlines, indicating development sites. Callout boxes with white backgrounds and black text provide details for these sites. A central green box with the number '84' is also present. The background shows a mix of modern glass-fronted buildings and older brick structures, with a river visible on the left side. The sky is clear and blue.



## RENT

Upon application.

## EPC

EPC B (46)

## LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## USE

The premises benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

## TENURE

A new lease will be available for a new term to be agreed between parties.

## RATES

**Rateable Value: £127,000**

**UBR 2026/27: £0.43**

**Rates Payable: £54,610**

(Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession).

# CONTACT



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