

HIGH STREET PROPERTY / CLASS E  
92/96 Deansgate, Manchester M3 2QG



**Rent: On application**  
**Ground Floor Area**  
1,457 Sq ft / 135 Sq M

**TO  
LET**

**Viewing Strictly through the joint letting agents.**

**Barker Proudlove**

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**Location:**

The property occupies one of the most prominent trading locations in the heart of Manchester City Centre, located in a prime corner position on Deansgate at its junction with St Marys Street.

Deansgate, which runs the length of the City Centre, is considered Manchester's prime leisure location with occupiers including Cote, Gaucho, Be at One, Botanist and Black Sheep Coffee, amongst others.

Furthermore the location is enhanced by its proximity to House of Fraser department store and multi storey public car park and the prime retailing areas along King Street and St Ann's Square.

**Accommodation:**

The property comprises an attractive building arranged over basement, ground and four upper floors.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1457	135.36
First Floor	1155	107.30
Basement	768	71.35

**Rent:**

Upon application.

**Business Rates:**

The premises currently has a rateable value of £107,000.

For further details visit Gov.uk or contact the business rates department at the local authority.

**EPC:**

Energy Performance Asset Rating - TBC

**Legal Costs:**

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

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

March 2023

Subject to Contract

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