

HIGH STREET PROPERTY / CLASS E
Unit 3 No1 Deansgate, Manchester



Rent: £120,000 PA
Ground Floor Area
1,133 Sq ft / 105 Sq M

LET

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Due to Relocation**Location:**

The unit comprises a prominent corner retail space with the benefit of double height glazed frontages, located on the corner of Deansgate and St Mary's Gate, leading to Market Street. Nearby occupiers of note include Zara, & Other Stories, Oliver Bonas, M&S, Tesco Express and Trailfinders.

Demise:	Sq Ft	Sq M
Ground Floor	1,133	105.26
Mezzanine	343	31.87

Rent:

The rent passing is £120,000 per annum exclusive

Tenure:

The unit is currently held on a lease with an expiry date of November 2023. A sub-lease or assignment is available.

Business Rates:

The premises currently has a rateable value of £71,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

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:

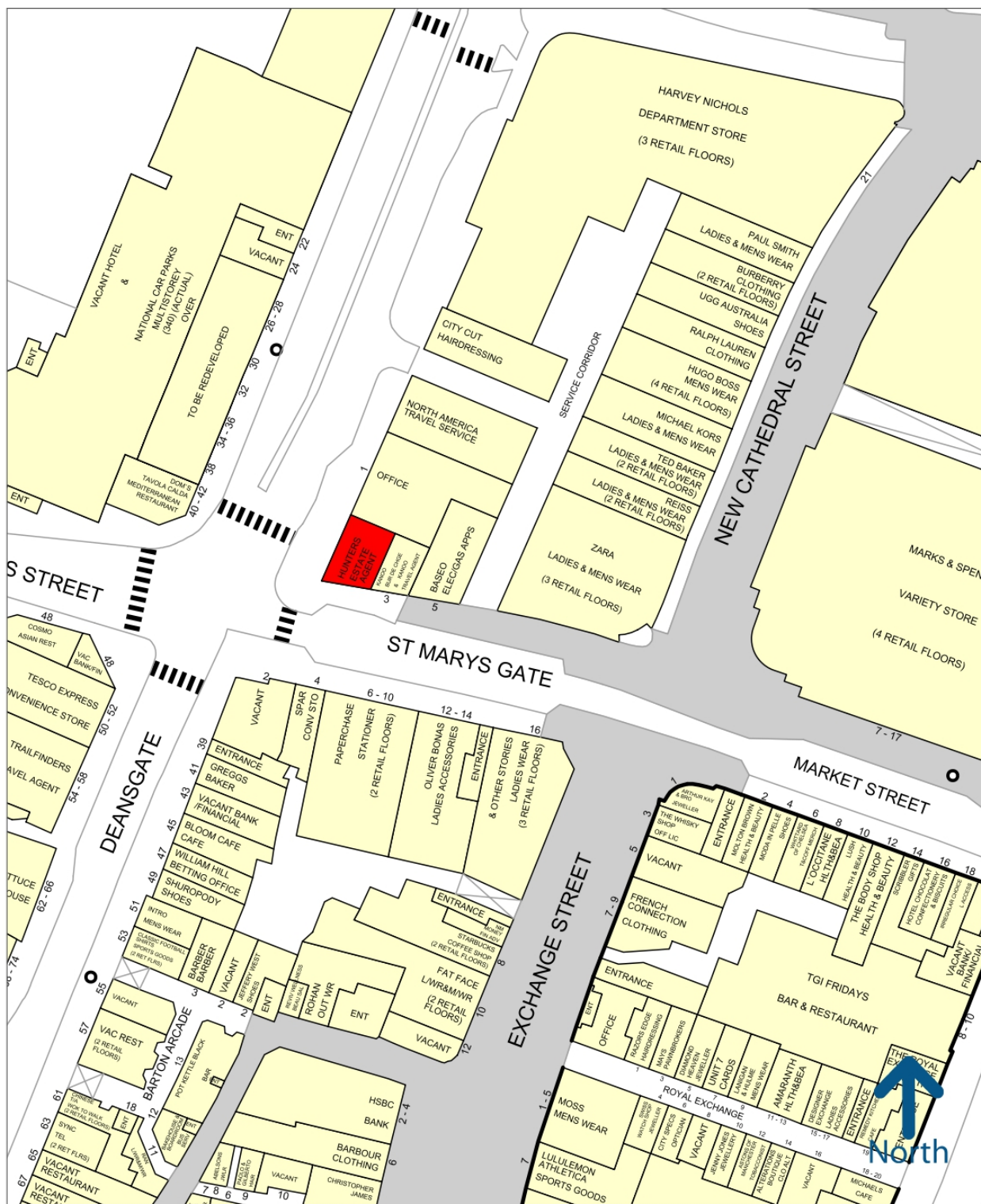
July 2021

Subject to Contract

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Manchester Central



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