

HIGH STREET PROPERTY / CLASS A1

111 Deansgate, Manchester M3 2BQ



**Rent: £45,000 PA**

**Ground Floor Area**

405 Sq ft / 38 Sq M

**WITHDRAWN**

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**Gary Crompton**

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**Location:**

The property is situated on the extremely popular Deansgate, one of Manchester's principal thoroughfares within the heart of the City Centre. The unit is located close to the junction with John Dalton Street. Neighbouring retailers include Sainsburys, Cotswold and Ellis Brigham in addition to a wide array of food and beverage outlets.

**Accommodation:**

The premises comprise the following approximate net internal floor areas:-

| <b>Demise:</b> | <b>Sq Ft</b> | <b>Sq M</b> |
|----------------|--------------|-------------|
| Ground Floor   | 405          | 37.6        |

**Rent:**

The passing rent is £45,000 per annum exclusive.

**Tenure:**

The premises are held on a lease expiring 02/04/2029. The lease also contains a tenant only break option dated 03/04/24. Premium offers are invited for this valuable leasehold interest.

**Business Rates:**

The unit has a 2017 rateable value assessment of £29,500.

For further details visit Gov.uk or contact the business rates department in 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.

In response to the coronavirus pandemic, the treasury has announced that eligible businesses in England with a property that has a rateable value of between £15,000 and £51,000 can apply for a cash grant of £25,000.

**Service Charge:**

Please note that staff are unaware. Please contact agents below for inspection details.

**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:**

February 2020

Subject to Contract

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