

# MANCHESTER

## 75 DEANSGATE

### PRIME RETAIL UNIT AVAILABLE BY WAY OF A NEW LEASE

#### SUBJECT TO VACANT POSSESSION

#### Location

The property is situated in a prime trading position on Eastern side of Deansgate, in close proximity to the House of Fraser department store. Other occupiers in the near vicinity include **Pret A Manger, Patisserie Valerie, Café Nero, Subway, Prezzo, The Botanist** and **Las Iguanas**.

#### Accommodation

The property is arranged on ground and basement, and has the following net internal floor areas:

Basement	687 sq ft	63.85 sq m
Ground Floor Sales	1,050 sq ft	97.58 sq m

#### Lease/Rent

Subject to vacant possession, the property is available by way of a new full repairing and insuring lease, subject to 5 yearly upward only rent reviews at a rent of **£95,000** per annum exclusive.



#### Business Rates

Verbal enquiries to Manchester City Council confirm the property is assessed as follows:

Rateable Value	£88,000
Rates Payable (17/18)	£42,240

Interested parties are advised to make their own enquires on 0300 123 8123.

#### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

#### Photographs and plans

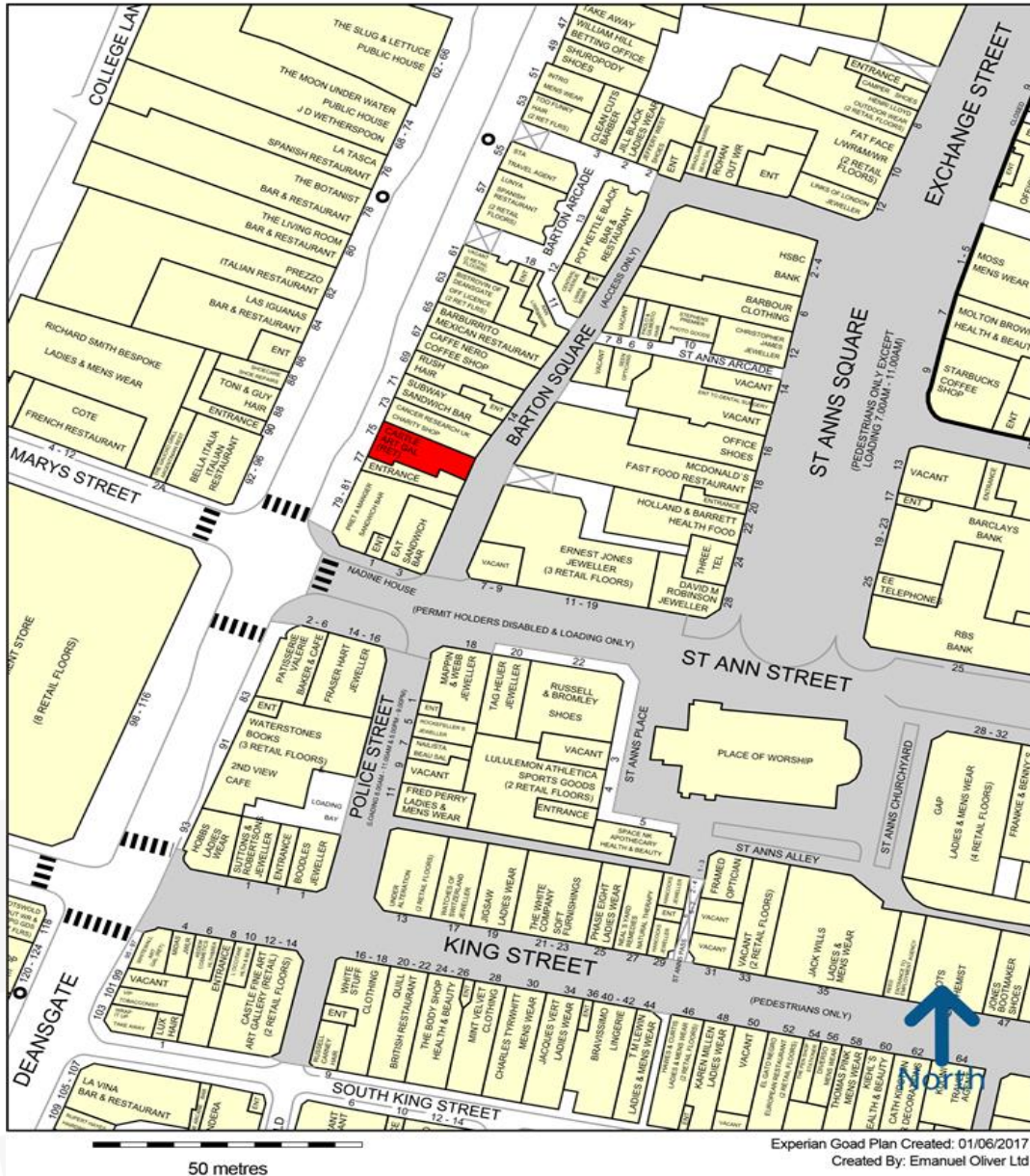
Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment through the agents, Peter Rowe of Emanuel Oliver on 0161 711 0833 [peter@emanueloliver.com](mailto:peter@emanueloliver.com)



Manchester Central



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