

MANCHESTER

A1 FOOD/RETAIL UNIT

103 Deansgate, Manchester M3 2BQ

**LYONS
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PROPERTY CONSULTANTS



Location and Description

The premises are prominently positioned on Deansgate, occupying a highly visible corner location close to the junction with John Dalton Street and Bridge Street.

The property also lies within a short walking distance of King Street, one of Manchester's premier retail and leisure destinations, benefitting from strong footfall and excellent connectivity.

Nearby occupiers include **House of Fraser**, **Pizza Pilgrims**, **Sainsbury's Local**, and **Ellis Brigham**.

The premises are arranged over ground floor only. There is a small remote store in the basement that can be made available if required,

Lease Details and Rent

The premises are available on a new effective FRI lease with a term to be agreed. Further details are available on request.

Rent - £45,000 per annum exclusive.

Accommodation

The premises provide the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	506	47

Business Rates

Rateable Value (2023): £40,250

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

Service Charge

Details on request.

VAT and Costs

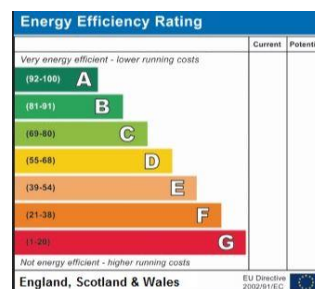
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract & Obtaining Vacant Possession

EPC

A full copy of the EPC is available upon request.



All Enquiries

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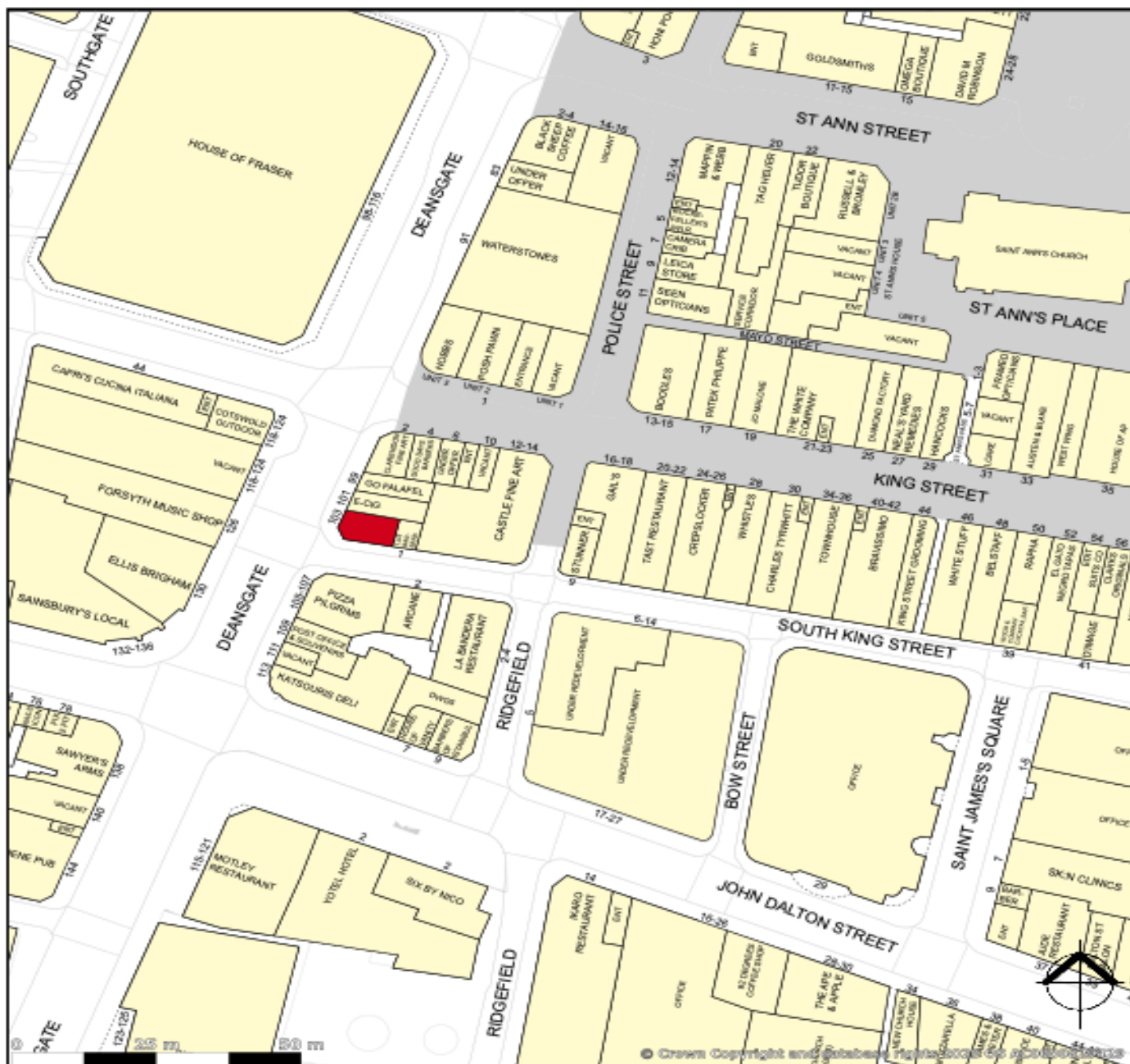
A1 Food/Retail Unit Available

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103 Deansgate



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Plotted Scale - 1:1,000

September 2025. Subject to Contract.

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