

# MANCHESTER

111 DEANSgate, M3 2BQ

RETAIL UNIT TO LET

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Location and Description

The subject premises are located in a prominent position on one of the busiest sections of Deansgate close to the junctions with John Dalton Street and Bridge Street. The premises are adjacent to Katsouris Delicatessen and Manchester Souvenirs. Other occupiers in close proximity include Sainsbury's Local, Ellis Brigham and House of Fraser (Kendals).

## Lease Details and Rent

The premises are available by way of an assignment of the existing 10 year lease which expires 17<sup>th</sup> February 2035. The lease includes a Tenant break clause exercisable 17<sup>th</sup> February 2030.

**Passing Rent: £40,000 pax.**

A service charge is payable. Further information on request.

## Accommodation

The premises are arranged over ground floor only and comprise the following approximate floor area:

| FLOOR AREA   | SQ FT | SQ M |
|--------------|-------|------|
| Ground floor | 406   | 37.7 |

## Business Rates

Rateable Value: **£29,500**

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

## VAT and Costs

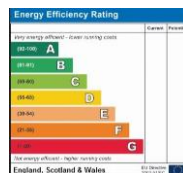
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

**Subject to Contract.**

## EPC

A full copy of the EPC is available upon request.



## All Enquiries

**Jonathan Thompson**  
[jt@ltlproperty.com](mailto:jt@ltlproperty.com)  
**0161 260 0062**

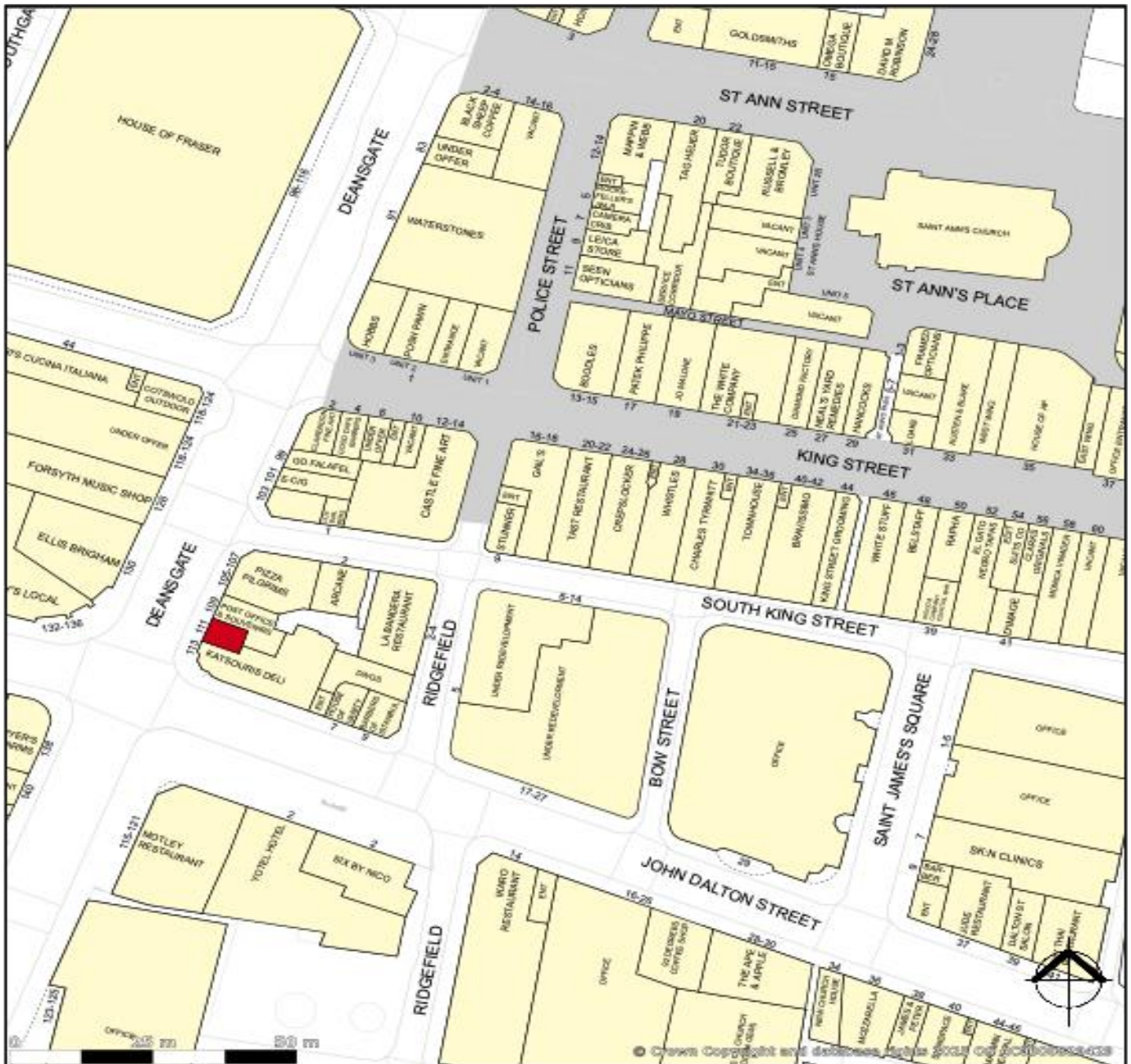
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111 Deansgate



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Plotted Scale - 1:1,000

September 2025. Subject to Contract

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