

111 Deansgate

Manchester, M3 2BQ



TO LET

406 SQ FT
(37.72 SQ M)

Prominent high st retail
unit fronting Deansgate in
Manchester city centre.

- High footfall location
- Small retail unit
- Close to Sainsburys, Pizza Pilgrims and House of Fraser.
- Lease expiry 2035
- Tenant break clause 2030
- Passing rent - £40,000 pax

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Summary

Available Size	406 sq ft
Passing Rent	£40,000 per annum
Rateable Value	£29,500
Service Charge	Available on request.
Legal Fees	Each party to bear their own costs
BER Rating	Upon enquiry

Description

Ground floor retail unit with rear ancillary area.

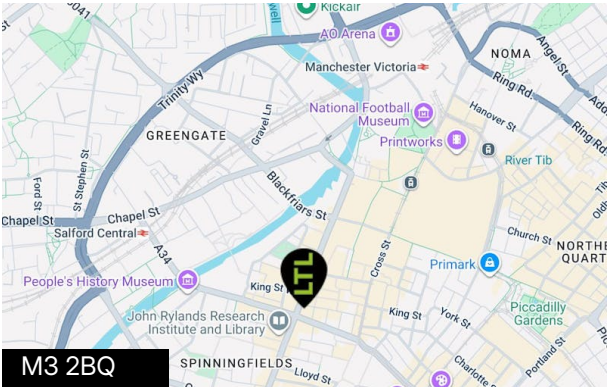
Location

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).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	406	37.72
Total	406	37.72



Viewing & Further Information



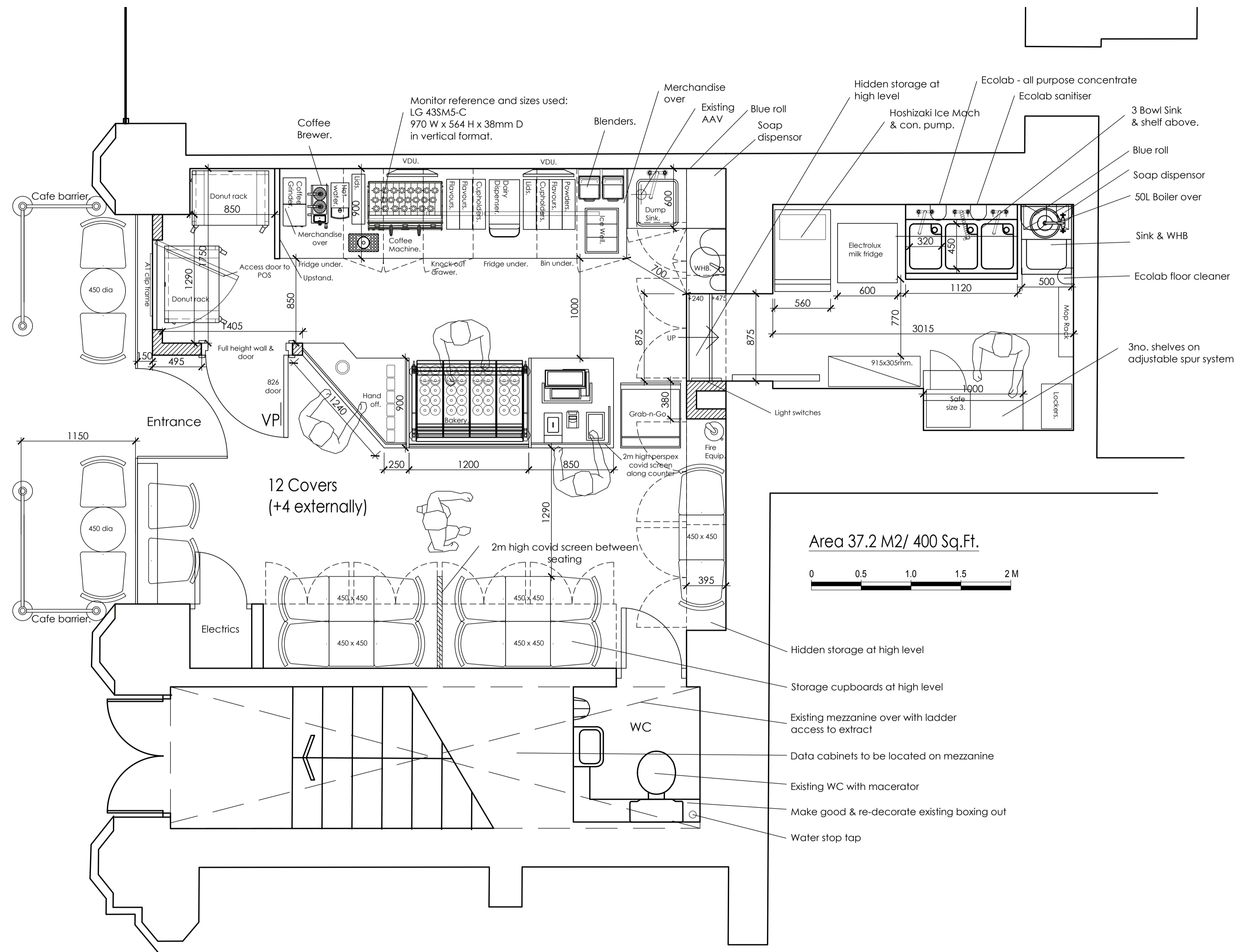
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Proposed GA Plan
Scale 1:25 @ A1 / 1:50 @ A3

REV	DESCRIPTION	DATE
A	Updated following comments from QFM	21.08.20
B	Updated following comments from QFM	14.09.20
C	Updated following comments from QFM	17.09.20
D	Updated following comments from QFM	22.09.20
E	Updated to suit latest fit out details	25.09.20
F	Updated to suit latest elevations	28.09.20
G	Updated following comments from QFM	16.10.20
H	3 bowl sink reduced in size	16.10.20
J	Additional information added	14.12.20

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LOCATION

**111 Deansgate,
Manchester.
M3 2BQ**

PROJECT

**DUNKIN' -
Deansgate**

CLIENT

QFM Group

DRAWING TITLE

PROPOSED GA PLAN

PURPOSE OF ISSUE

FOR APPROVAL

DRAWN BY RHS	CHECKED BY ARP	DATE AUG 2020
SCALE (at A1) 1:25 (1:50 @ A3)	PROJECT NUMBER 3991	
DRAWING NUMBER A100		REV J

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