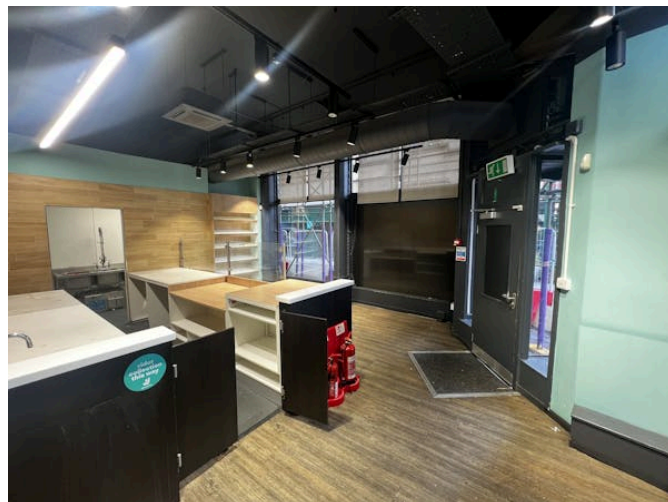
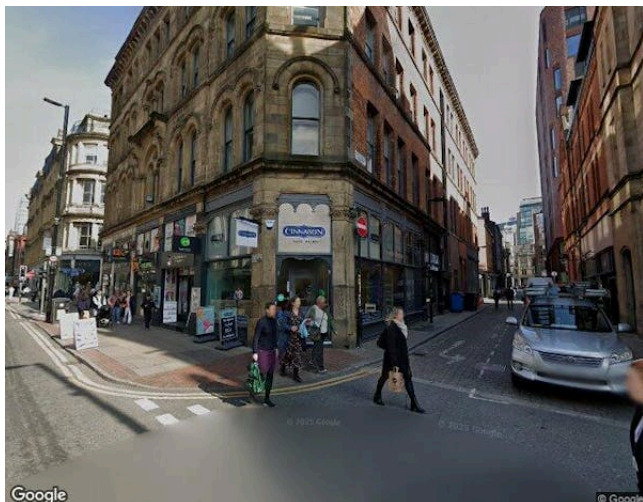


MANCHESTER

TO LET

103 Deansgate, M3 2BQ

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Location and Description

The premises are arranged over ground floor only. There is a small remote store in the basement that can be made available if required. Nearby occupiers include House of Fraser, Pizza Pilgrims Sainsbury's Local, and Ellis Brigham. 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.

Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

Rent: £45,000 per annum

Service Charge and Insurance

A service charge is payable. Further information on request.

Video

<https://youtu.be/u2Y8Rx8HdRk>

Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
Ground	506	47.01

Business Rates

Rateable Value: £40,250

Rates Payable: Based on 2023 valuation

VAT

Applicable

EPC

A full copy of the EPC is available upon request

Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

All Enquiries

Elliott Gagan
egagan@ltlproperty.com

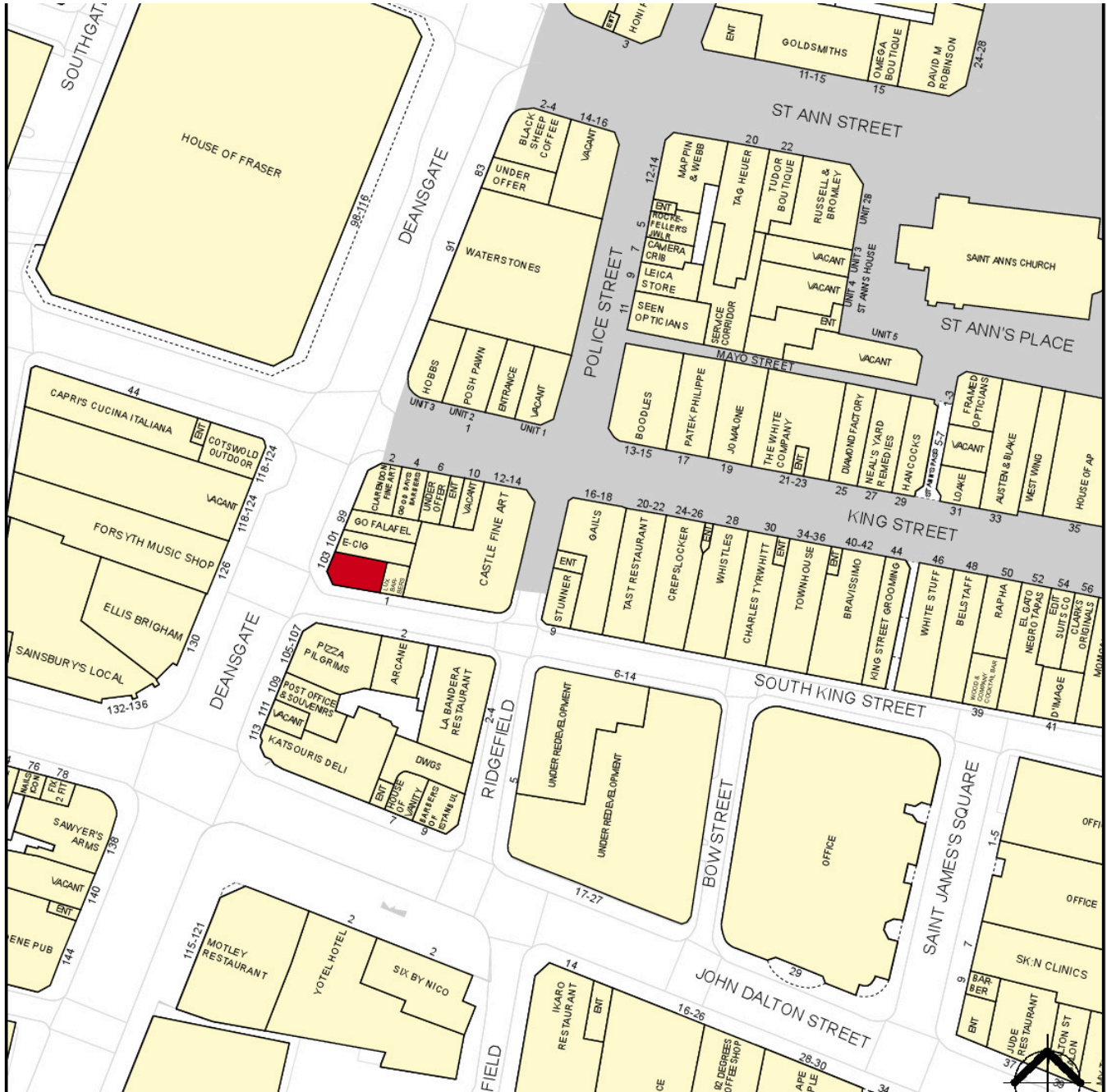
Jonathan Thompson
jt@ltlproperty.com
07810 656 006

TO LET

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103 Deansgate



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Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. Date: 25/11/2025