

82 Deansgate

Manchester, M3 2ER



TO LET

3,587 SQ FT
(333.24 SQ M)

**£125,000 PER ANNUM RENT FIXED
UNTIL RENT REVIEW 19/12/2030**

**Fully fitted bar & restaurant
Premium offers invited**

- Fronting Deansgate in the heart of Manchester
- Adjacent to Los Iganias and Be at One
- Other occupiers close by include House of Fraser, Pret and Roxy Ballroom.
- Outside seating area (Subject to separate Licence)
- Lease Expiry December 2035

82 Deansgate, Manchester, M3 2ER

Summary

Available Size	3,587 sq ft
Passing Rent	£125,000 per annum
Premium	£250,000
Rates Payable	£63,373 per annum Based on 2026 revaluation. Interested parties are advised to make their own enquiries with the Local Rating Authority.
Rateable Value	£127,000
Service Charge	A service charge is payable, further information on request.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The premises provide ground floor only accommodation. They are currently fitted out as a bar and restaurant, with ancillary kitchen, WC's and storage. There is potential for outside seating in front via a separate licence with the local council.

Location

The premises are located in Manchester City Centre and occupy a prominent position fronting Deansgate, one of Manchester's principal leisure destinations.

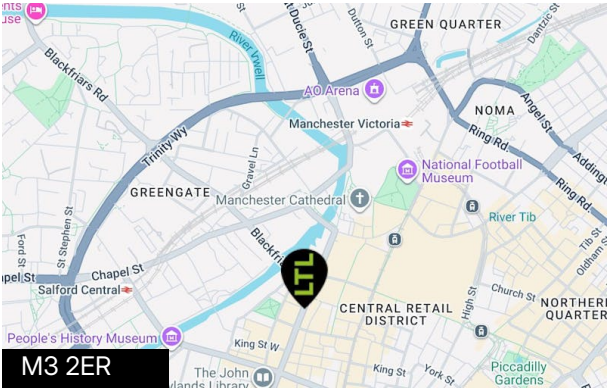
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	3,587	333.24
Total	3,587	333.24

Video

- Video Tour - <https://youtu.be/WjZ9lwysr0>



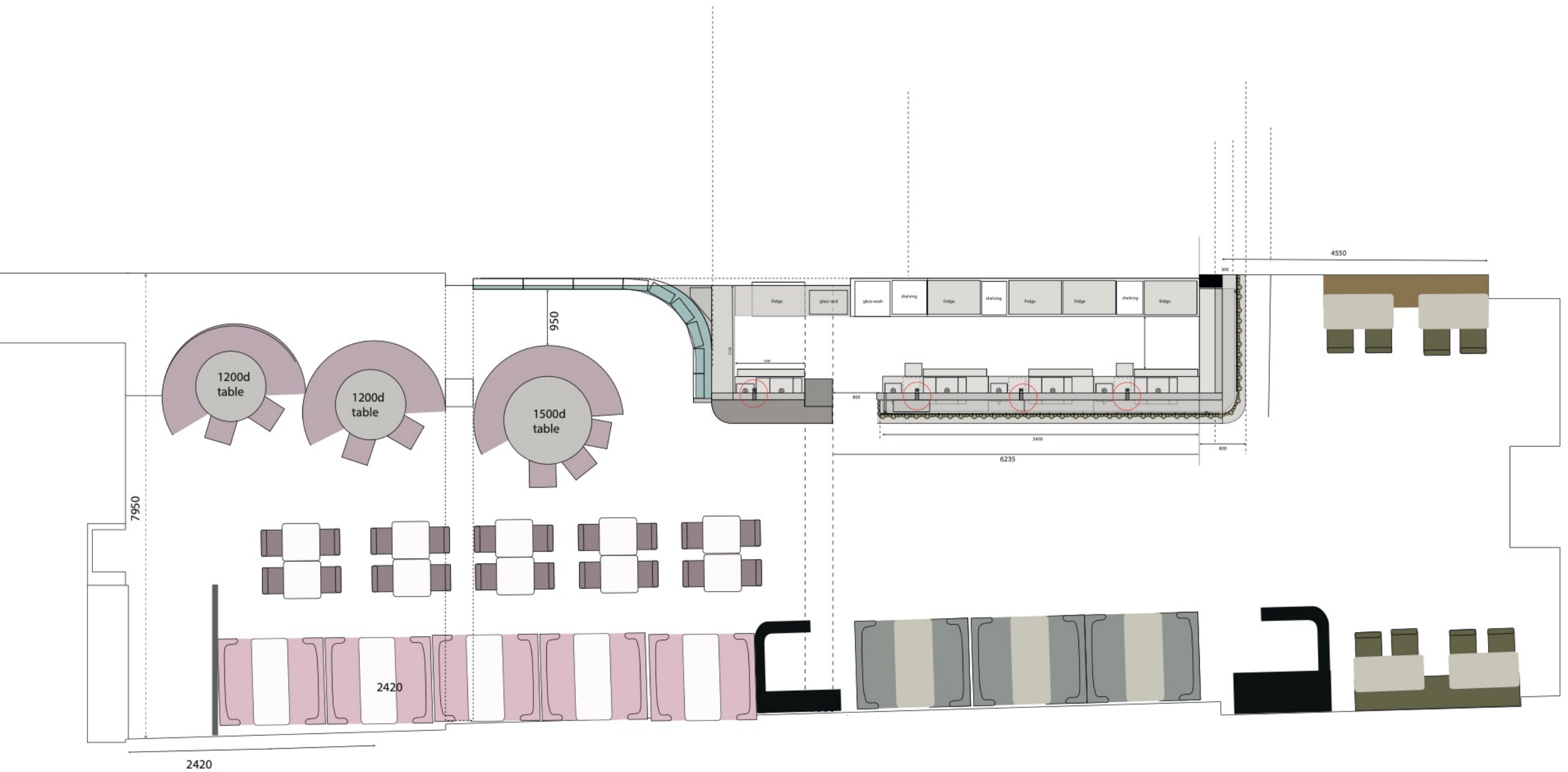
Viewing & Further Information



Jonathan Thompson
0161 260 0075 | 07810 656 006
jt@ltlproperty.com



The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 29/07/2026



DESIGN ARRANGEMENT
82 DEANS GATE

DATE
03.03.21

NEW VICTORIA MILLS
WELLINGTON STREET
MANCHESTER
BL8 2AL

ARTHROPOD
INTERIORS

82 Deansgate, Manchester, M3

