

83 Deansgate

Manchester, M3 2BW



TO LET

348 SQ FT
(32.33 SQ M)

£39,500 PER ANNUM

Small retail unit

- Prominent location
- High footfall
- Adjacent to Waterstones and Black Sheep
- Opposite House of Fraser (Kendals)

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Summary

Available Size	348 sq ft
Rent	£39,500 per annum
Rates Payable	£45.05 per sq ft Interested parties should verify these figures with the Local Rating Authority.
Rateable Value	£28,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	A service charge is payable. Further information on request.
EPC Rating	Upon enquiry

Description

Ground floor retail unit.

Location

The premises are located in Manchester City Centre and front Deansgate, close to its junction with St Ann Street. The unit sits adjacent to Waterstones and Black Sheep. Opposite the unit is House of Fraser Department store. There are a number of other high end retailers, bars and restaurant close by.

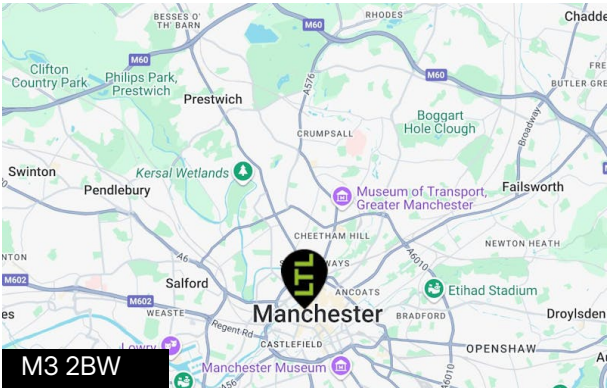
Accommodation

The accommodation comprises the following areas: 348 sq ft

Name	sq ft	sq m
Ground	348	32.33
Total	348	32.33

Video

● - https://youtu.be/s2A_VIIThdo



Viewing & Further Information



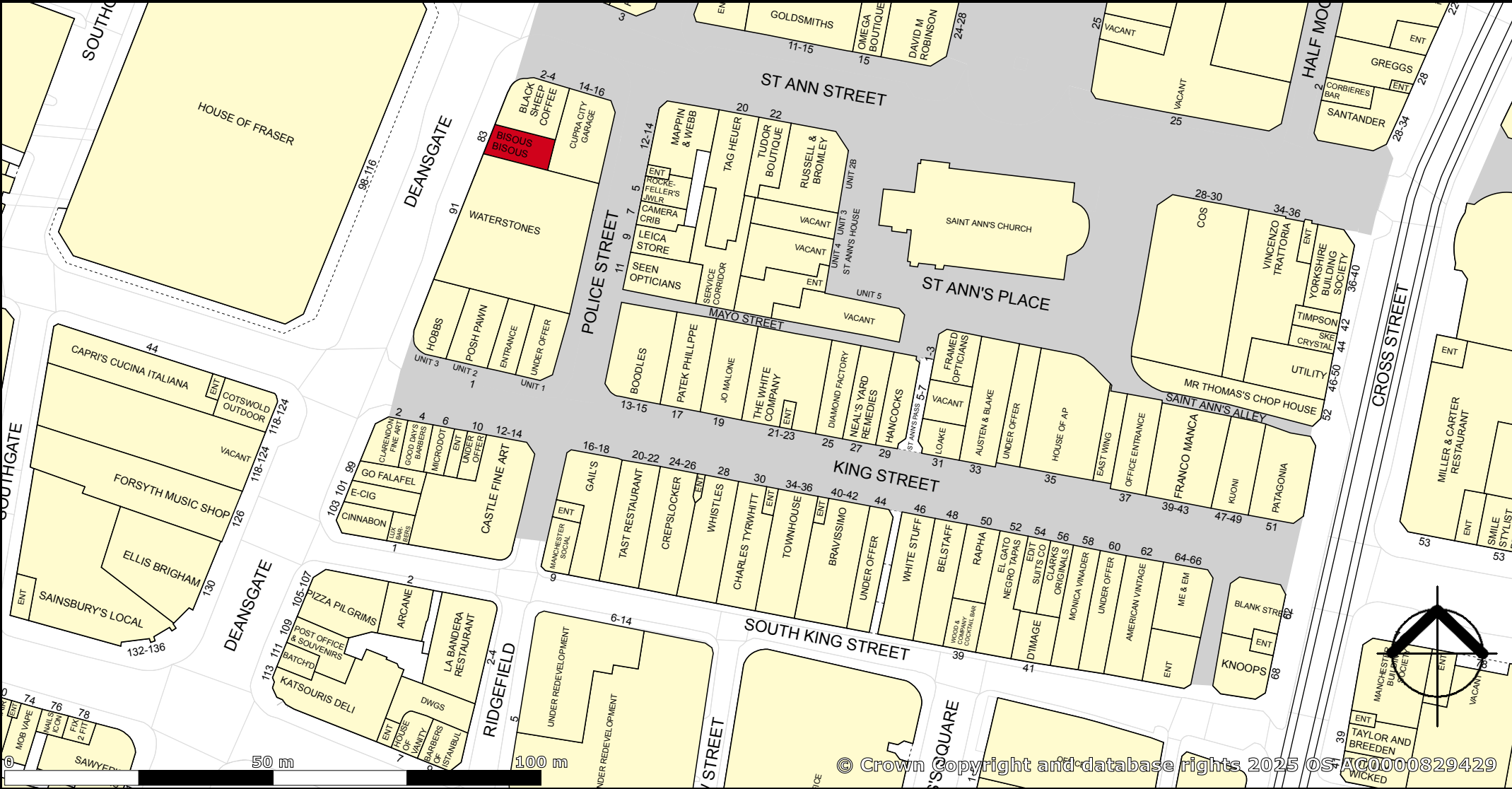
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