

TO LET

FITTED BAR / RESTAURANT

Ground Floor: 5,014 sq ft / 465.8 sq m

84 DEANS_GATE
MANCHESTER | M3 2ER



LOCATION

The property is prominently located within the heart of Manchester's retail & leisure core, adjoining Deansgate's strong leisure/F&B pitch and connecting to Market Street and St Ann's Square.

The property benefits from **weekly footfall of approximately 80,000** with Manchester's most significant new developments such as **Kendals**, **Treehouse Hotel** and **Zedwell Hotel** adjacent to the property expected to increase footfall further.

Nearby occupiers include:

Roxy Ballroom, Gauchó, Slug & Lettuce, JD Wetherspoon, Revolution, Cosmo, Pret A Manger, and Waterstones.

ROXY



S&L



★ PRET ★

wetherspoon

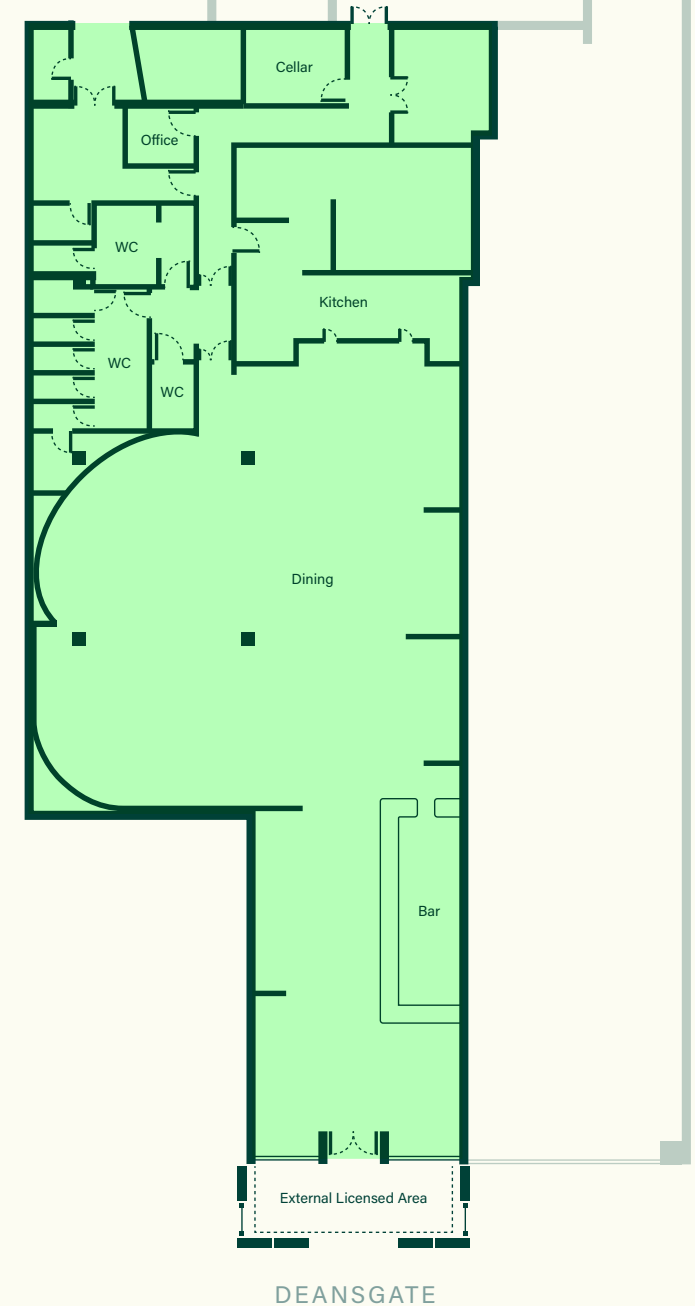
COSMO[®] AUTHENTIC WORLD KITCHEN

THE PROPERTY

The property is arranged at ground floor level and benefits from an extensive fit-out, providing a clear and flexible open-plan layout. Externally, the premises benefits from a licensed pavement seating area.

The property comprises the following approximate floor area:

Ground Floor: 5,014 sq ft 465.8 sq m





AO ARENA

⇌ VICTORIA

METROLINK STOP

METROLINK STOP

SELFRIDGES

ARNDALE

STOCK EXCHANGE HOTEL

BREWDOG DOGHOUSE HOTEL

ZEDWELL HOTEL (IN DEVELOPMENT)

⇌ PICCADILLY

PICCADILLY GARDENS

METROLINK STOP

METROLINK STOP

HOTEL GOTHAM

HARVEY NICHOLS

TREEHOUSE HOTEL

ST ANN'S SQUARE

84 DEANS_GATE
MANCHESTER 1 M3 2ER

5 PARSONAGE GARDENS

ZEDWELL HOTEL (IN DEVELOPMENT)

THE LOWRY

KENDALS REDEVELOPMENT

SAN CARLO

SEXY FISH

DEANS_GATE

ST MICHAEL'S

ST PETER'S SQUARE

METROLINK STOP

SPINNINGFIELDS

HAWKSMOOR

ALBERT'S SCHLOSS

MANCHESTER CENTRAL

NEW BAILEY

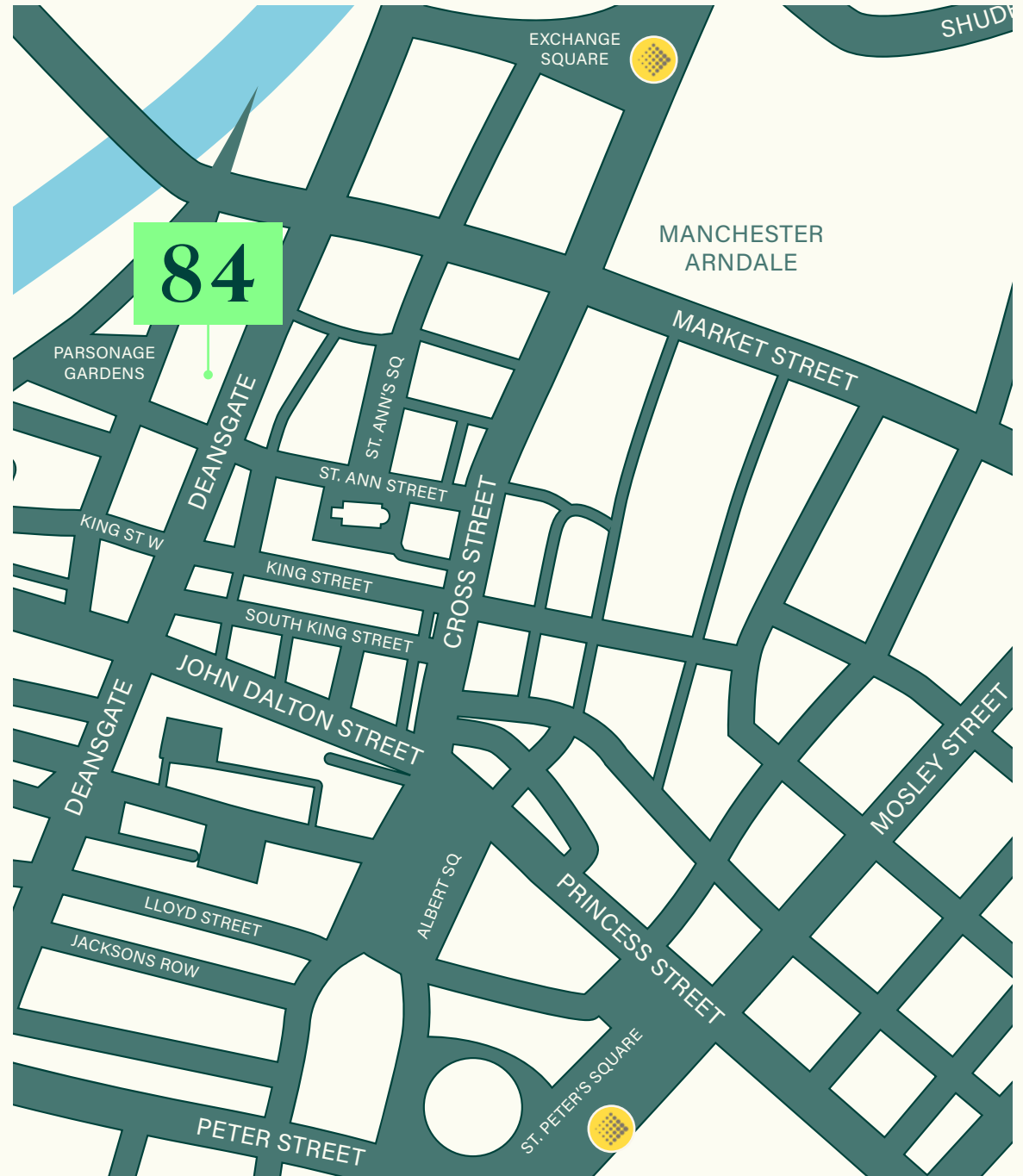
THE IVY ASIA
THE IVY

GREAT NORTHERN

ENTERPRISE CITY

THE HILTON

MANCHESTER CITY CENTRE



REGENERATION & DEVELOPMENT

The property is perfectly located to benefit from Manchester's biggest flagship redevelopment & regeneration projects driving footfall and trade in the immediate area.

PREMIER HOUSE

300 Apartment &
50k sq.ft. Office Development

TREEHOUSE HOTEL

224 Bed Hotel Redevelopment

5 PARSONAGE GARDENS

100k sq.ft. Office Redevelopment
& Flagship Restaurant

ZEDWELL HOTEL

157 Bed Hotel Redevelopment

KENDAL'S REDEVELOPMENT

230k sq.ft. Mixed-Use Regeneration Project

84





RENT

Upon application.

EPC

EPC B (46)

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

USE

The premises benefits from Class E use which includes various commercial uses including Retail, Restaurant, Office or Gym space without the need for change of use.

TENURE

A new lease will be available for a new term to be agreed between parties.

RATES

Rateable Value: £127,000

UBR 2026/27: £0.43

Rates Payable: £54,610

(Interested parties are advised to enquire with the Local Authority to confirm their exact rates liability and any entitlement for relief or concession).

CONTACT



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