

# TO LET – PRIME BAR, RESTAURANT & LEISURE OPPORTUNITY

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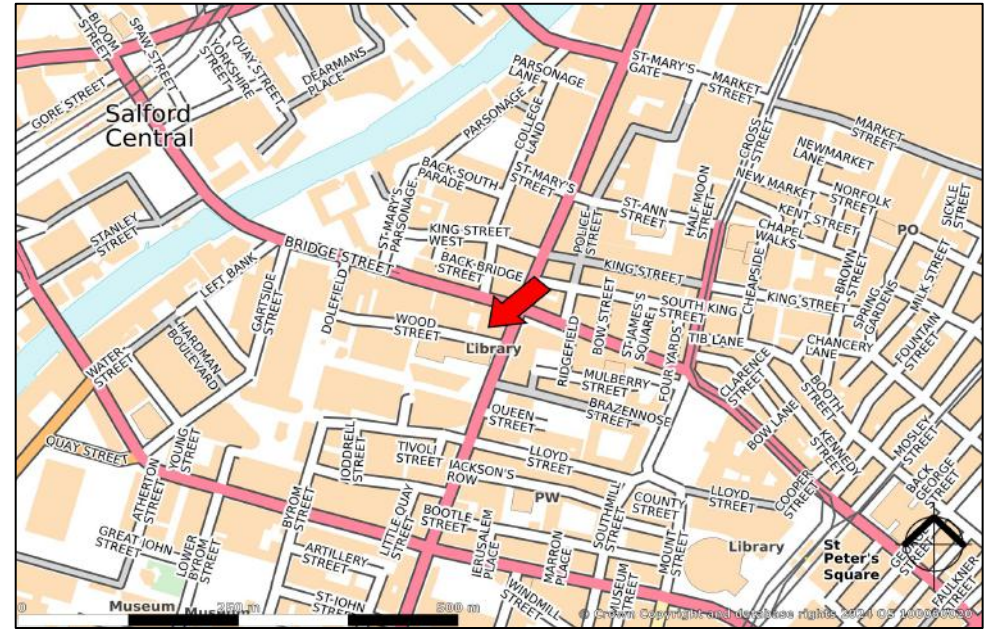
## 140 DEANS GATE, MANCHESTER CITY CENTRE, M3 2RP



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## KEY HIGHLIGHTS

- Prime location in the heart of Manchester's bar restaurant and leisure core.
- Extremely prominent frontage fronting Deansgate and situated amongst a wide range of vibrant and exciting national retailers, bars, restaurants and leisure operators.
- The iconic and unique five storey building is too a shell standard but offers significant and exciting potential for an ingoing Tenant or Sub Tenant.
- Accommodation extends to c.7,678 sq ft in total. The ground floor and basement floor plates extends to c.2,100 sq ft each.
- Available by way of a lease assignment on full and insuring terms at the passing rent of £148,000 pa for a term until 4th April 2036 (12 years unexpired – Tenant break option) or to 4th April 2041 (17 years to lease expiry). Sub lease offers may also be considered.



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## INTERNAL PICTURES



Ground Floor



First Floor



First Floor



Second Floor



Second Floor



Basement Floor

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## LOCATION & SITUATION

- The property occupies a prime and prominent position fronting Deansgate in Manchester City Centre, just south of its junction with Bridge Street and John Dalton Street.
- Deansgate is a prime leisure destination and forms one of the city's prime bar restaurant and leisure pitches. Surrounding occupiers include a number of national operators including The Box, Sexy Fish, Gusto, Hawksmoor, Wagamama, Australasia, Six By Nico, Rosa Thai, Dishoom and Mulligans.
- The immediate adjacent occupiers include the popular public houses of The Sawyers Arms, The Lost Dene whilst Motley and Yotel are located directly opposite. Spinningfields is located to the immediate south, whilst the main retail core is located within a 5 minute walk of the Property.

## DESCRIPTION

- The Property comprises a mid - terraced four storey building with basement of red sandstone construction with parapet wall to the front elevation.
- The total site extends to 0.05 acres (0.02 hectares)

## ACCOMMODATION

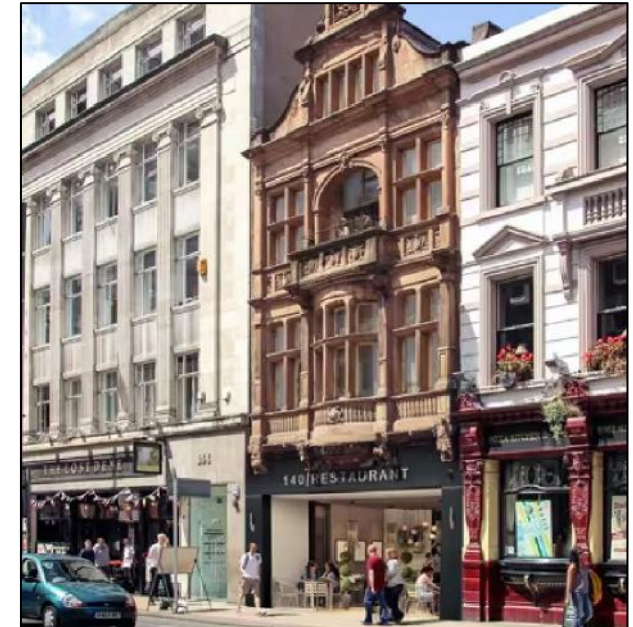
- Internally the accommodation is provided at basement, ground and first floor (deemed the main trading areas), in addition to the second and third floors.
- A stairwell to the front provides access to the upper floors and the basement whilst a rear purpose built stairwell provides access to the basement, first and second floors.
- The building offers a range of heritage features throughout. The accommodation is currently presented to a shell open plan condition throughout, although the current Tenant undertook some initial works in 2016 to prepare the property for a full public house fitout. This includes a new rear fire stairwell, tanked and boarded walls to the basement with a new concrete floor in addition to associated electrical and fire protection works.

## LEASE

- The Property is available by way of a lease assignment on full and insuring terms at the passing rent of £148,000 pa for a term until 4th April 2036 (12 years unexpired – Tenant break option) or to 4th April 2041 (17 years to lease expiry). Sub lease offers may also be considered. A rent free package is available.

## Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	193.75	2,086
Basement	193.57	2,084
First	152.19	1,638
Second	128.09	1,379
Third	45.68	492
<b>Total</b>	<b>713.28</b>	<b>7,678</b>



Indicative CGI

## EPC

The Property has an EPC rating of E-110

## SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water and 3 phase electricity.

## RATEABLE VALUE

£0.00 with effect from April 2023 – “Property under construction”. For the avoidance of doubt, the business rates are the responsibility of any ingoing Tenant.

## PREMISES LICENSE

The premises license can be transferred on completion to the ingoing Tenant.

## PLANNING

We understand the property is not Grade II listed but is located within the Deansgate Conservation Area.

We note the property benefits from an A3 & A4 planning Consent under planning reference **108444/FO/2015/C117F/1239** for a change of use to A4/A3 use (as for floors above) with revisions to the main entrance and minor amendments to the rear and side (eastern) elevations. Initial works were undertaken in 2017 in conjunction with the 2015 planning consent.

## TERMS

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## VAT

Figures stated are exclusive of VAT (if applicable).

## VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

## LEGAL COSTS

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

## DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – **JULY 2024**

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