



274 DEANSGATE, MANCHESTER CITY CENTRE, M3 4JB

KEY HIGHLIGHTS

- Prime location in the heart of Manchester city centre.
- Extremely prominent commercial unit fronting Deansgate and situated opposite Great Northern Warehouse, amongst a wide range of vibrant and exciting national retailers, bars, restaurants and leisure operators.
- The Property is highly visible and c.150 metres from Manchester's premier bar restaurant pitch on Peter Street and Deansgate.
- The former Pinarello bike store is to a partially fitted specification and offers a significant opportunity for a range of exciting bar restaurant, leisure, retail and medical uses.
- Accommodation extends to c.4,296 sq ft in total. The ground floor and basement floor plates are broadly rectangular and extend to c.2,100 sq ft each.



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INTERNAL PICTURES



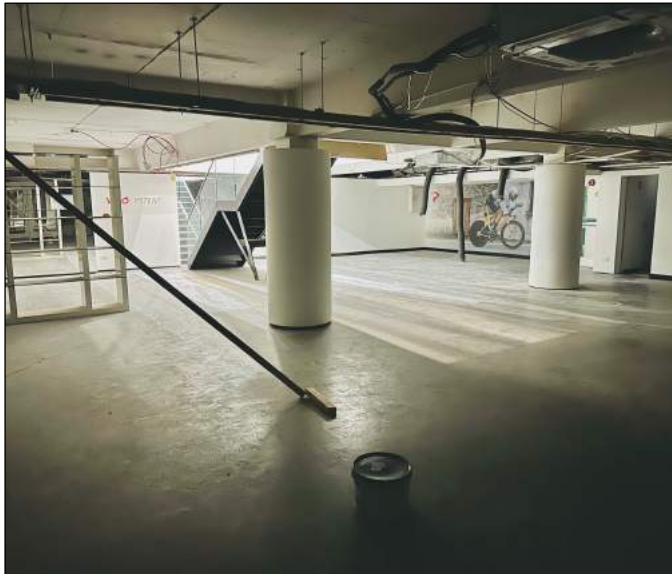
Ground Floor



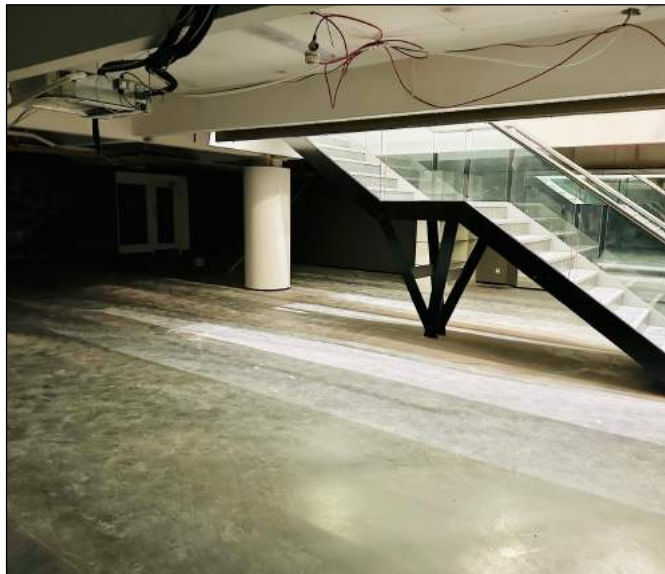
Ground Floor



Ground Floor



Basement



Basement



Basement

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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 Camp Street. Surrounding occupiers include Richer Sounds, Bruncho, Santander and Fort Coffee. Great Northern Warehouse is located directly adjacent and offers a range of boutique retail in addition to the wider leisure occupiers of Odeon Cinema, Lane 7 and Almost Famous.
- Manchester's prime leisure pitch of Deansgate and Peter Street is located c. 150 metres to the north with occupiers including Blue's Kitchen, Sainsbury's, Flat Iron, Starbucks, Albert Shloss, Revolution de Cuba, Dirty Martinis and Brewdog. In addition, Manchester's main retail core is located within a 10 minute walk of the Property.
- The property is adjacent to Manchester's newest city centre area, St John's, an ever evolving neighbourhood underpinned by enterprise, culture and living. Other notable developments in the area include various sky scrapers such as the Beetham Tower (Hilton Hotel) and the 4 Renaker Towers, within the 'Deansgate Square' development - all around 50-60 storeys high.

DESCRIPTION

- The Property comprises an end terraced five storey building with basement of red brick and steel construction under a flat roof. The subject unit is arranged over ground and basement floors.

ACCOMMODATION

- Internally the accommodation is provided over ground and basement with a main entrance directly fronting Deansgate and a secondary entrance on Camp Street. The unit offers a prominent glazed frontage across both Deansgate and Camp Street, whilst offering decent open plan accommodation. The premises benefits from a partial fitout including prominent shop front, sealed concrete floors, internal window shutters, solid ceilings with downlights, integrated heating and air conditioning system and a glazed balustrade staircase to the basement,
- The basement provides a further trading area in addition to back of house areas including staff toilets and storage areas.

TENANCY

- The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews.
- **Rent: £100,000 PA (Exclusive of VAT, service charge and business rates)**

VIRTUAL TOUR

- <https://youtu.be/0mRjJ4Poblk>

Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	202.15	2,176
Basement	196.95	2,120
Total	399.10	4,296



Picture; Deansgate Square – Courtesy of Renaker

EPC

The Property has an EPC rating of B-47

SERVICES

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

RATEABLE VALUE

Currently Under Assessment – With effect from April 2024. The premises previously had an assessment of £66,500 for April 2023. For the avoidance of doubt, the business rates are the responsibility of any ingoing Tenant.

PREMISES LICENSE

Obtaining a suitable premises license (if required) will be the responsibility of any ingoing Tenant.

PLANNING

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

We note the premises has previously been utilised for retail and showroom uses and therefore benefits from Class E planning Consent of the Use Classes Order 1987 and subsequently amended on 1st September 2020. Further change of use may be required for wider bar restaurant, leisure or medical uses.

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with 5 yearly rent reviews.

Rent: £100,000 PA (Exclusive of VAT, service charge and business rates).

VAT

Figures stated are exclusive of VAT (if applicable).

VIEWINGS

Viewings are to be arranged either through LBL Real Estate or LTL Property Consultants the joint agents.

LEGAL COSTS

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

DISCLAIMER

LBL Real Estate or LTL Property Consultants 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 or LTL Property Consultants 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 & LTL Property Consultants Ltd – **May 2024**

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