

118

DEANSGATE
MANCHESTER

TO LET
3,145 SQFT
292 SQM

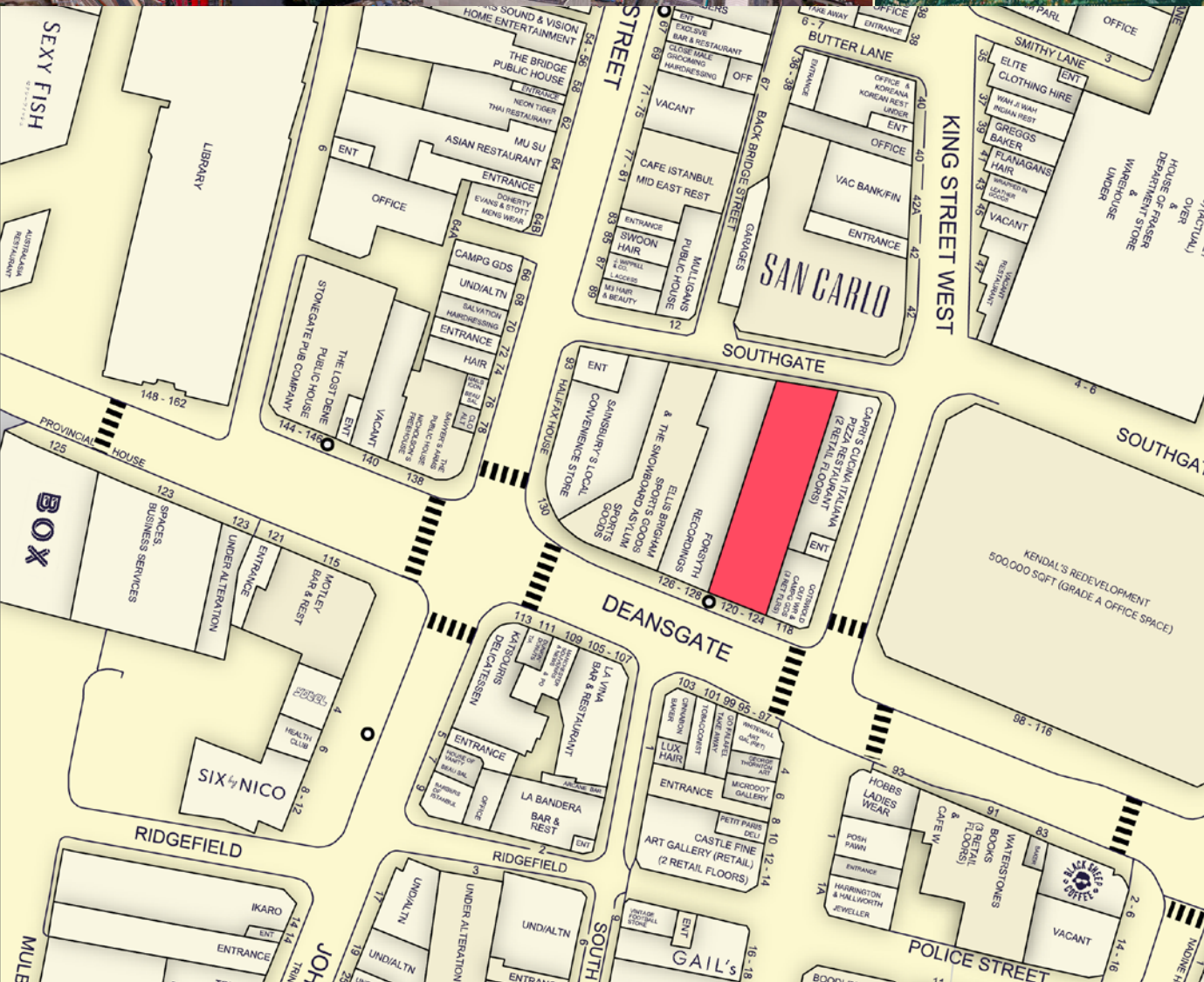
M3 2GB

PRIME RETAIL,
RESTAURANT AND
BAR OPPORTUNITY
IN THE HEART OF
MANCHESTER





WELCOME TO MANCHESTER, THE CAPITAL OF THE NORTH



118 Deansgate is a prominent building located on Deansgate in Manchester, which is one of the main Retail, F&B and Leisure pitches in the city centre. The property is located adjacent to the landmark Kendals building which will shortly be substantially refurbished and when completed will provide approx. 500,000 sq ft of Grade A offices together with approx. 40,000 sq ft of retail & leisure space.

Deansgate benefits from a high footfall 7 days a week and is a popular drinking and dining destination. The area provides a large catchment of office workers and the largest millennial population of the UK's regional cities including **105,000 students**, as well as numerous tourists, which generates **over £9 billion a year** for the city.

Nearby operators include **Six By Nico, Gauchó, San Carlo, Sexy Fish, Dishoom, SakuSamba, Gails, Black Sheep Coffee, Be At One, Albert's Schloss** and numerous other independent and corporate operators in the area.



North



VICTORIA

PICCADILLY

AO ARENA

METROLINK STOP

METROLINK STOP

NORTHERN QUARTER

PICCADILLY GARDENS

METROLINK STOP

SELFRIDGES

ARDALE

METROLINK STOP

METROLINK STOP

HARVEY NICHOLS

ST ANN'S SQUARE

KENDAL'S REDEVELOPMENT

MALMAISON

ST PETER'S SQUARE

118
DEANSGATE

THE LOWRY

SAN CARLO

SIX BY NICO

ST MICHAEL'S

METROLINK STOP

DISHOOM

SEXY FISH

DEANSGATE

SPINNINGFIELDS

HAWKSMOOR

ALBERT'S SCHLOSS

MANCHESTER CENTRAL

NEW BAILEY

THE IVY

OPERA HOUSE

BLUES KITCHEN

GREAT NORTHERN

ENTERPRISE CITY

FENIX

THE HILTON



77%

of the population is between 16 – 44 year olds

40%

Lower operational costs than London

£3.9bn

Retail spend per annum

£75bn

Gross value added being the largest city region outside London

30%

Expected growth by 2027 in Cultural, Creative & Digital, R&D & Science Industries

£9bn

Tourism economy

2.8m

People live in Greater Manchester



650+

Licensed premises in Manchester City Centre



Over

350,000

employers in the city core

MANCHESTER IN NUMBERS...

No. 1

City in Europe for business friendliness (Financial Times)

Over

30%

employment growth since 2016

105,000

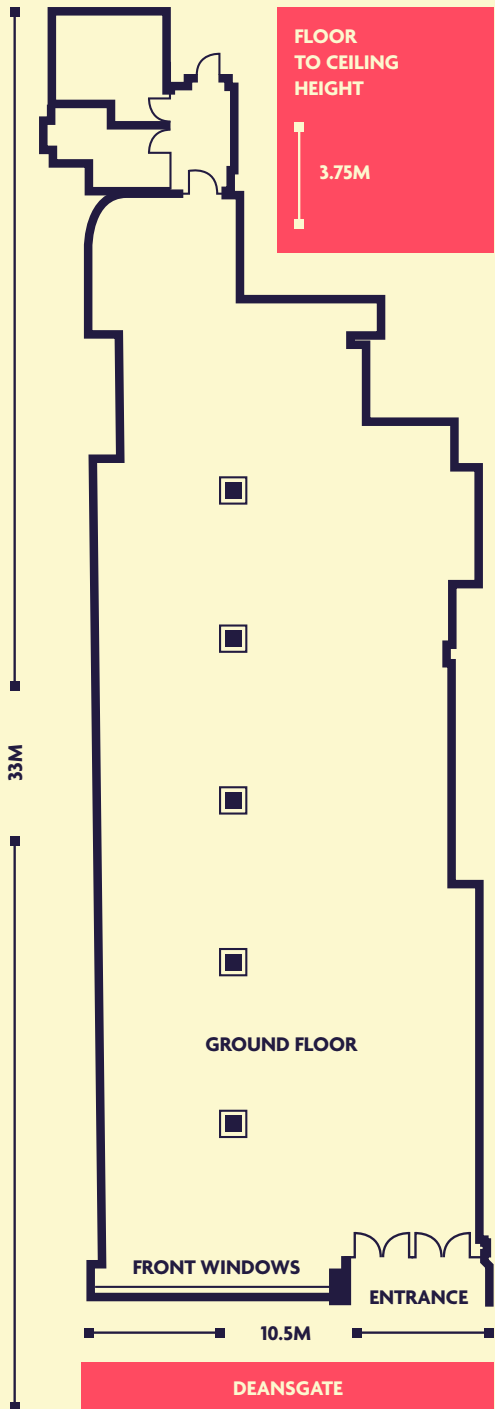
Students across 5 Universities



Over

80%

of FTSE 100 represented



3,145 SQFT
292 SQM approx
 (Ground floor only)

All uses considered

Attractive double frontage

Prime city centre pitch
 (Adjacent to Kendal's/
 Frasers building)

Extraction route available



TERMS:

Subject to obtaining vacant possession, the premises are available on an effective full repairing and insuring lease for a term of years to be agreed.

COMMENCING RENT:

Upon Application.

SERVICE CHARGE:

£7,963.66.

BUSINESS RATES:

The premises has a Rateable Value £114,000.

PLANNING / USE:

The premises benefit from E Class Use.

VAT:

The premises are elected for VAT.

EPC:

An EPC can be provided upon request.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact. March 2024. Designed by Bella www.belladesign.co.uk

118
DEANS GATE
MANCHESTER



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