wtgunson

commercial property consultants

TO LET



RETAIL PREMISES

170.38M² (1,834 SQ FT)

Unit 4 (Former Intro)
Barton Arcade
Deansgate
Manchester M3 2BB

- Highly prominent position fronting Deansgate
- Suitable for a range of uses (STP)
- Close proximity to all city centre amenities including retail, bars, restaurants, hotels and transport links
- High footfall

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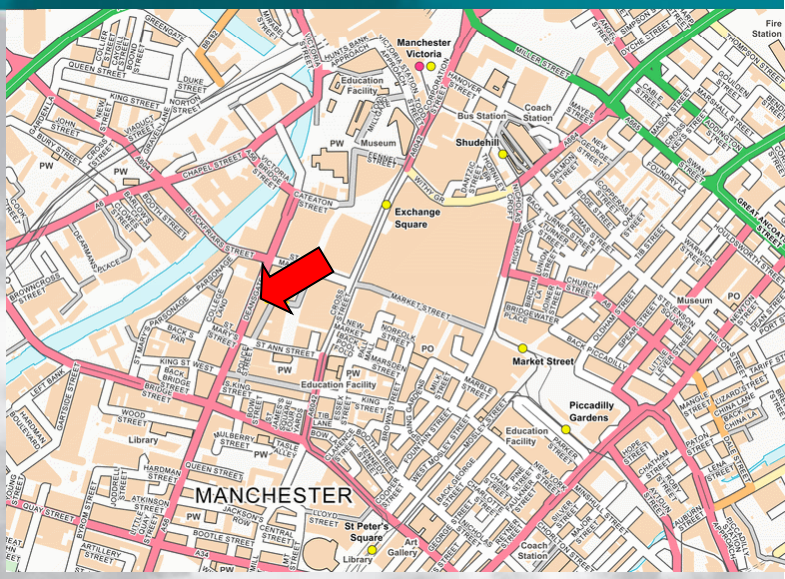
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Location

The property is situated in a highly prominent and sought after location fronting Deansgate, forming part of the well known historic shopping precinct of Barton Arcade.

The location is popular with retailers and restaurants with some well known operators in the immediate vicinity including Living Room, Botanist, Las Iguanas etc whilst the arcade is home to some quality independence retailers such as Pot Kettle Black, Jeffery West and Barber Barber. All city centre amenities including shops, bars, restaurants, hotels and transport links are within close proximity.



Description

The property comprises a ground floor retail unit with additional lower ground floor space which would suit a variety of different uses (subject to planning).



Accommodation

We have been provided with following net internal areas:

Ground Floor	606ft^2	(56.30m^2)
Basement	1,228ft^2	(114.08m^2)
Total	**1,834ft^2**	**(170.38m^2)**

Lease

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of **£65,000pa.**

Business Rates

Rateable Value RV £60,500 (from April 2023).

Service Charge/Building Insurance

A service charge will be levied to cover the maintenance of the common areas of the building and will be recharged on an apportioned basis as will the building insurance cost.

EPC

A copy of the EPC is available on request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

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Date of Preparation April 2023

RICS

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