

TO LET



CITY CENTRE RETAIL UNIT
103.5m² (1,114 SQ FT)

Units 3-5, Courtlets House
38 King Street West
Manchester M3 2WZ

- Outstanding city centre location
- Good footfall
- Return frontage
- Possible sub-division of unit considered

LOCATION

Courtlets House is prominently located on the south side of King Street West to the West of Deansgate in Manchester City Centre.

The nearest rail connections are from Salford Central, approximately 500m to the west and Deansgate around 900m to the south. The site neighbours the Spinningfields office district and all city centre amenities are within walking distance from the property.

DESCRIPTION

The property is a ground floor retail unit which was most recently occupied by Betfred. It is predominantly open plan in layout save for a kitchen and WC. The internal fitout is due to be stripped out by the outgoing tenant. The landlord would consider splitting the unit in two, subject to lease terms and tenant status.

ACCOMMODATION

The area provided by our client is as follows:

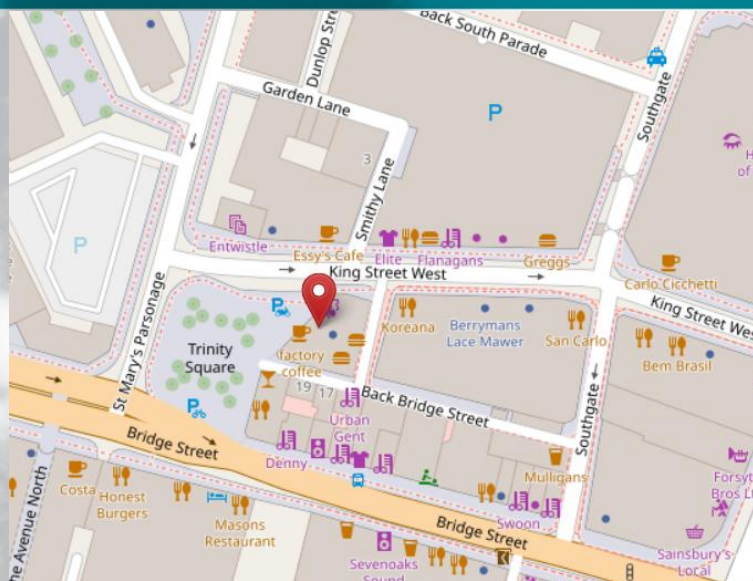
Ground floor - 103.5m² / 1,114 sq ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of 5 years (outside the Landlord & Tenant Act) at a rent of **£48,000 per annum**.

SERVICE CHARGE/BUILDING INSURANCE

A service charge will be recharged to the tenant, the current cost is £925 +VAT per quarter. The tenant will also be responsible for a fair proportion of the building's insurance, the current cost is £1,600 pa.



BUSINESS RATES

The property has a rateable value of £42,750 as of April 2026. The rates payable will be £16,331 (small business rates multiplier £0.382 for retail, hospitality and leisure 2026.27).

EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is applicable.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Neale Sayle
Neale.sayle@wtgunson.co.uk

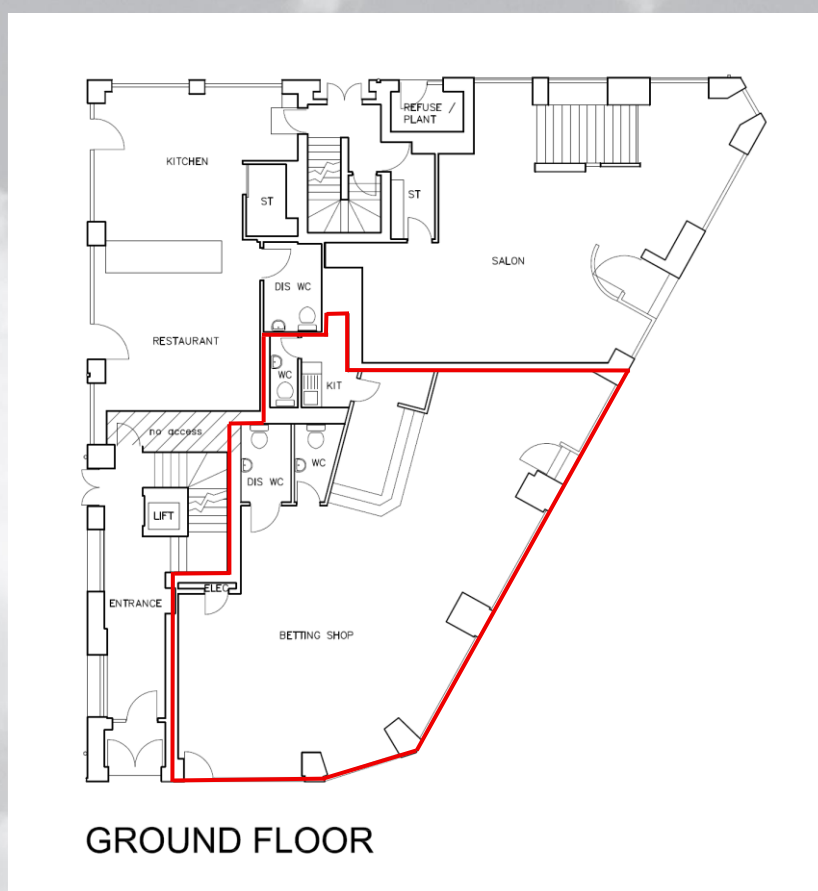
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Date of Preparation: March 2026

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GROUND FLOOR

Above: Indicative floorplan



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