

PRIME UNIT TO LET

# MANCHESTER

65 Deansgate, M3 2BW



## Key Highlights

- Located in the heart of Manchester's retail/leisure core the property occupies a prominent location within Lancaster Buildings on Deansgate.
- Surrounding occupiers include Pret a Manger, KFC,, Subway, Oxpote Coffee, Toni & Guy, Waterstones, Black Sheep Coffee, Gaucho and Roxy Ballroom.
- Situated within a strong pitch for bars/restaurants and also lunchtime/coffee operators, surrounded by a dense office population.
- Fitted quick service restaurant unit suitable for a variety of commercial uses.

SAVILLS MANCHESTER

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## Accommodation

The property comprises the following approximate dimensions and floor areas:

Ground Floor	106.93 sq m	1,151 sq ft
Sales		m
Basement	88.91 sq m	957 sq ft
First Floor	76.65 m	825 sq ft

## Tenure

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed. Subject to 5 yearly upward only rent reviews.

## Rent

Upon application.

## Service Charge

Upon application.

## Rates

We have been informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value:	£66,000
UBR (2026/27):	£0.43
Rates Payable:	£28,380 pa

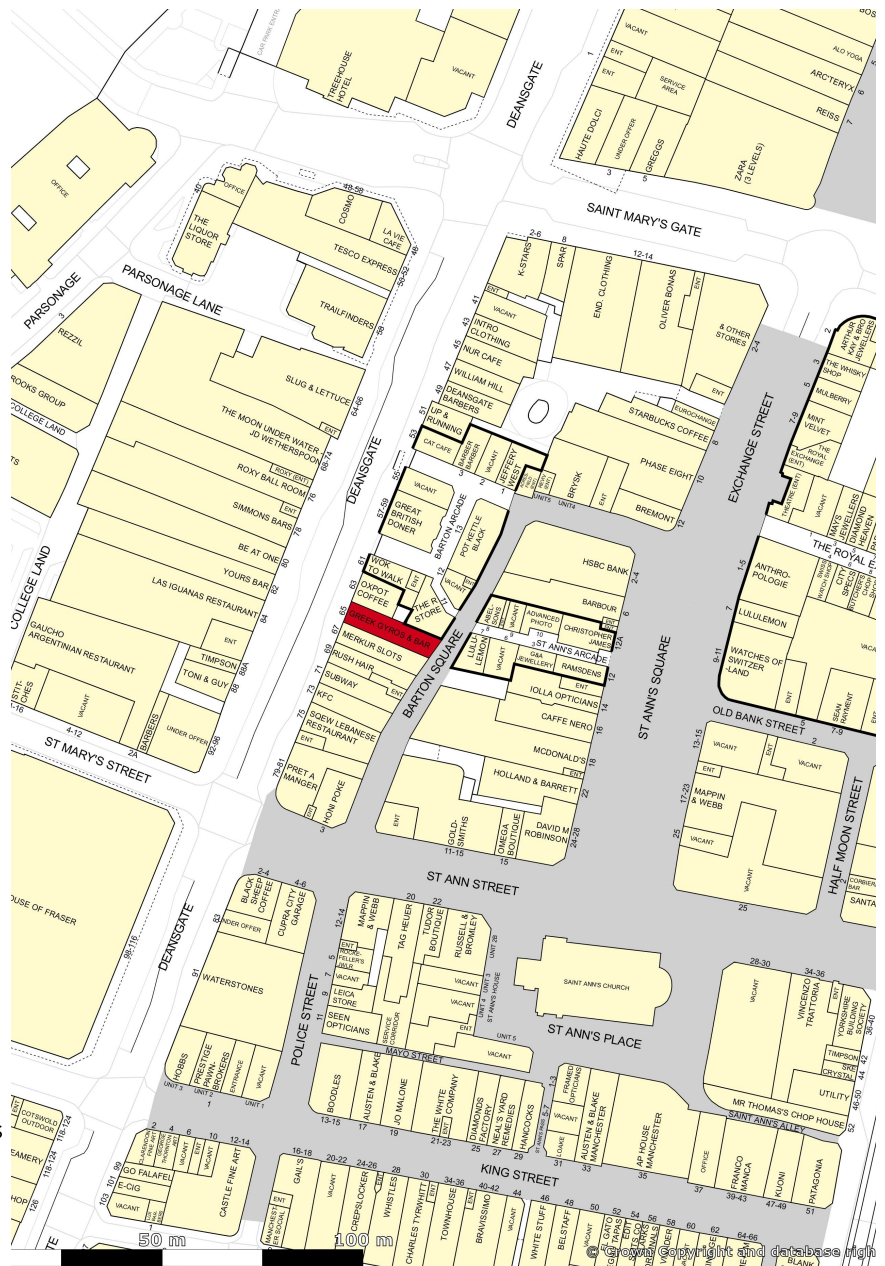
(Interested parties are advised to make enquiries with the Local Authority.)

## Legal Costs

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

## EPC Rating

Available on request.



## Further Information & Viewing

Further Information & Viewing upon request.  
Viewing strictly by appointment with Savills.

## Contact

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