



**TO LET**

Prime City Centre location

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**270 Deansgate, Manchester, M3 4JB**  
**High Quality Retail Premises set out over 4 floors (inc. basement)**  
**241.3 Sq. M (2,597 Sq. Ft)**  
**£50,000 pa**

**Gifford Dixon**

Commercial Property

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270

NEW ROAD LAYOUT AHEAD



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## LOCATION

The premises, which is presently occupied by Farrow & Ball, is situated in the heart of Manchester City Centre along a busy and popular area of Deansgate, between Richer Sounds and Pinarello Bike Shop and directly across from Jordan Fishwick Estate Agents and Hatty's Turkish Takeaway and Café.

The property is within close proximity to the city's main retail areas on St Ann's Square and The Arndale Centre on Market Street, which are only a few minutes' walk away.

The immediate area boasts excellent transport links with Victoria, Piccadilly, Oxford Road, and Deansgate Railway Stations within easy reach, as well as being within a short walk of Piccadilly Gardens and St Peter's Square Metrolink Stations.

## DESCRIPTION

The property is a mid-terrace building of brick construction, which is set out over 4 floors including basement. The front elevation is largely glazed, while the rear of the property has the rare benefit of a private gated carpark with space for circa 4 vehicles.

The property presents to a very high standard with air conditioning and feature flooring throughout and currently offers customer facing retail/showroom space to ground and first floor, with second floor office and meeting room and substantial storage space, kitchen, and staff room to basement.

Toilet facilities are provided at basement and first floor levels. 4 private car parking spaces are included within the rear gated yard.

## TERMS

The premises are available by way of a new 10-year FRI (Full Repairing & Insuring) lease, subject to 3 yearly rent reviews and all other terms to be agreed.

## RENT

**£50,000** per annum  
Available from 29th January 2024.

## BUSINESS RATES

Rateable Value (2023 List) - £31,250

Interested parties are advised to make their own enquiries with the local authority regarding rates payable, however Rates Payable are believed to be in the region of £15,594pa based on a rate of 49.9p/£ (2023/24)

## ACCOMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

BASEMENT	63.05 Sq. M.	679 Sq. Ft.
GROUND	79.1 Sq. M.	851 Sq. Ft.
FIRST	56.1 Sq. M.	604 Sq. Ft.
SECOND	43.05 Sq. M.	463 Sq. Ft.

Plus Rear enclosed yard measuring 54.8 Sq. M. (590 Sq. Ft.)

## EPC RATING

**D (89)**

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal fees in preparing the necessary documentation.

## VAT

We understand that VAT is not applicable to the rent on this property.

## CONTACT

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**Steven Gifford-Dixon**

steven@gifforddixon.co.uk

Subject to contract 27th July 2023









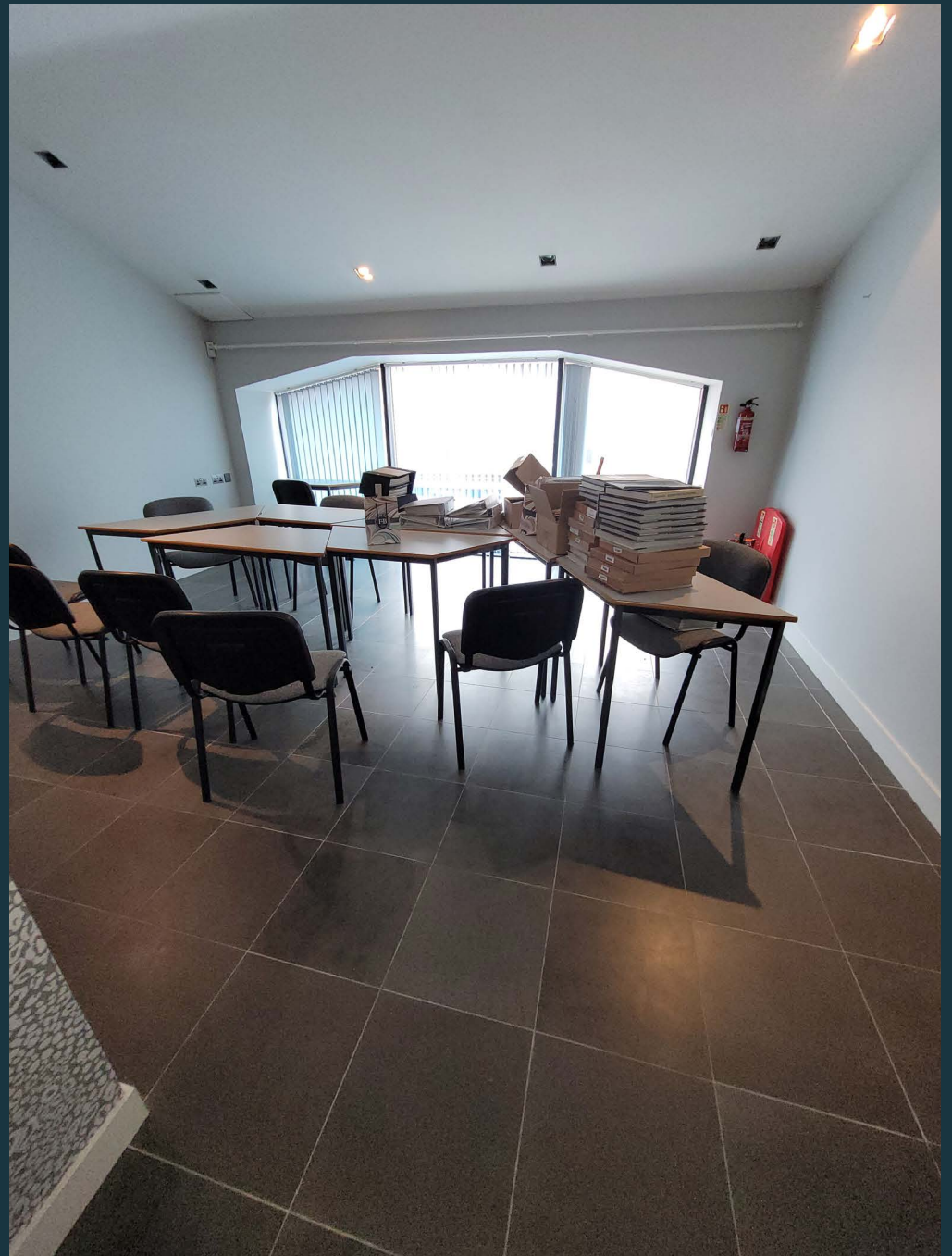




















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HATY'S  
RESIDE







FARROW & BALL



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FARROW & BALL

THE PINARELLO STORE  
272-274

DEANSGATE

LONGWORTH STREET

SANTANDER OFFICE  
298

DEANSGATE

DEANSGATE

DEANSGATE

DEANSGATE

DEANSGATE

DEANSGATE

ST JOHN STREET

CAMP STREET

FIELD MARKET HALL

DIMITIRIS RESTAURANT  
ENT  
DON MARCO  
INSTITUTO CERVANTES  
326-330

DEANSGATE

PHILIP JAMES SALES  
263-265  
LEADERS LETTING & ESTATE AGENTS  
289-291  
OHLA TATOO  
287  
BEARDED BRUTES  
285  
LIMITED MANCHESTER  
283  
ENT

EVUNA  
277-279  
MAIL BOXES ETC  
275  
THE TANNING LOUNGE  
273  
FUTON COMPANY  
269-271  
MUNICIPAL BAR  
261-263  
VACANT  
257  
JLL ESTATE AGENT  
255  
GODWIN FISH  
251

VACANT  
249  
RESIDE  
247  
HATTY'S REST.  
245  
JORDAN FISHWICK  
243  
PRESTIGE PAWN-BROKERS  
241  
ASCEND PROP  
237-239  
JULIE TWIST PROP  
235  
SIAM SMILES  
ENT  
231-233  
PONG & PUCK BAR  
229

CHINA WHITE NIGHT CLUB  
244  
HOBBS REPRO  
244-256  
CHURCH OF SCIENTOLOGY  
258  
FUNCTIONAL GUT CLINIC  
262

RICHER SOUNDS  
268

DEANSGATE

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ODEON CINEMA  
+  
MULTI STOREY CAR PARK  
+  
WHISTLE PUNKS  
+  
THE GYM

LANE 7  
BOWLING ALLEY

ITALIANA  
FIFTY FIVE

MANCHESTER 235  
CASINO

PLATZKI REST.  
227  
SURI SURI STREET FOOD & BAR  
225  
ALEX'S BAKERY  
223  
ELECTRONICS  
221

DEANSGATE

BURY'S LOCAL  
230-232

CHINA WHITE NIGHT CLUB  
244

CHURCH OF SCIENTOLOGY  
258

FUNCTIONAL GUT CLINIC  
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OPTICAL EXPRESS  
7

ST. JOHN STREET CHAMBERS  
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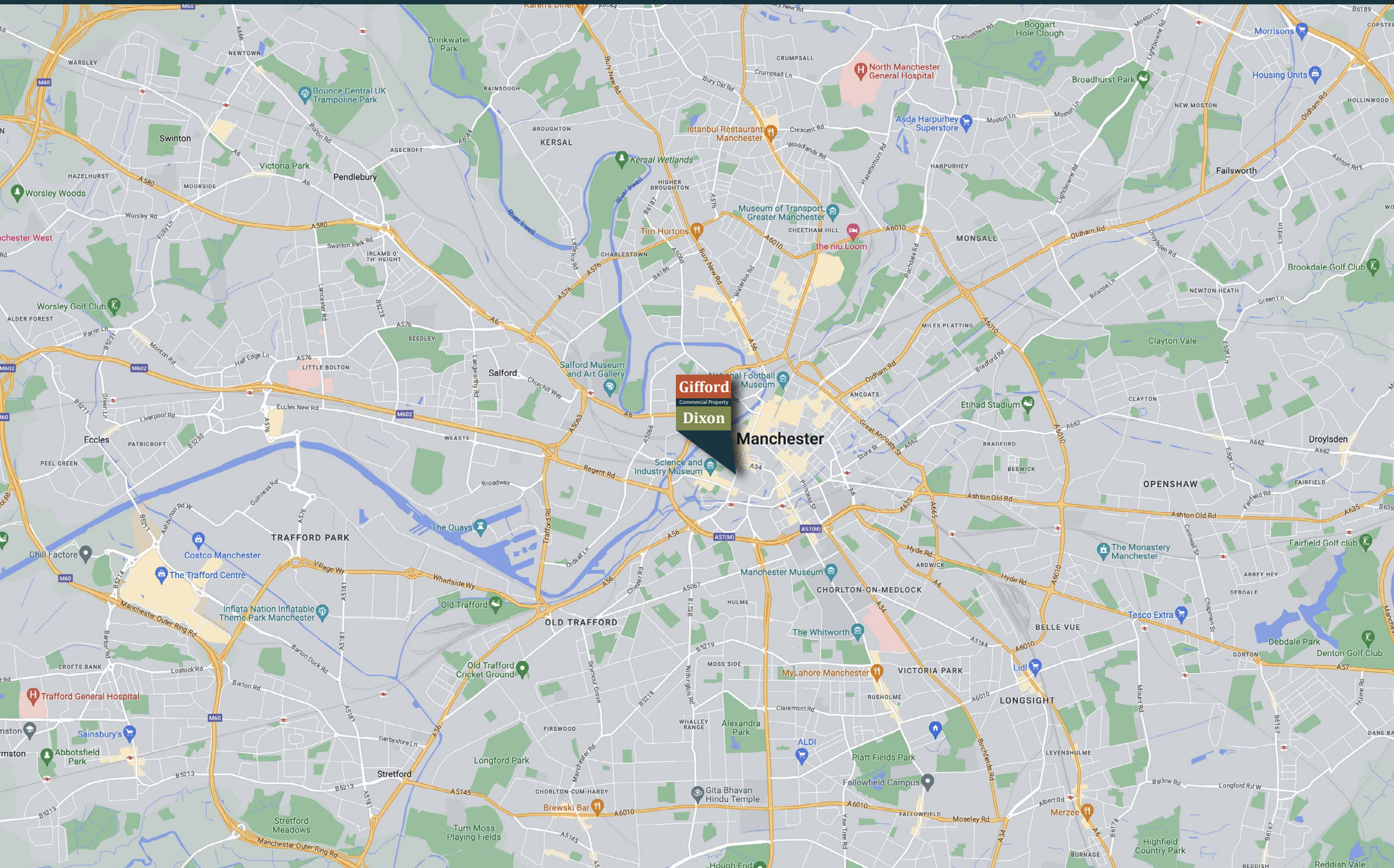
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**Gifford**  
Commercial Property  
**Dixon**

### Manchester

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