

LEASE FOR SALE

****A3 PLANNING****
115-119 Deansgate
Manchester
City Centre



Location

The unit occupies a prime position on the corner of Deansgate and John Dalton Street, in the heart of Manchester City Centre. Neighbouring occupiers include: Bill's, Salvis and The Restaurant Bar & Grill. The unit is located in a well established leisure pitch with strong weekday and weekend footfall and a high concentration of office workers nearby, including new Grade A redevelopments of 125 Deansgate (next door) and Brazenose House. Also located nearby is Spinningfields, House of Fraser and King Street.

Accommodation

The unit comprises a ground floor restaurant with a theatre kitchen and a male/female WC. In addition, there are external seating areas (via a separate pavement licence) fronting Deansgate and John Dalton Street.

At basement level is the prep kitchen, cold & drink stores, freezer, wash up, male and female customer WC and staff facilities.

Servicing is via a rear service yard, accessed via the basement.

Furniture and equipment could be left on site for a suitable premium; terms to be agreed.

The premises comprise the following approximate floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	2,861	265.8
Basement	2,021	187.8

Rent

The passing rent is £165,000 per annum exclusive.

Tenure

Our client Azzurri is a guarantor to Byron's lease and is seeking a purchaser to take an assignment of the head lease or take a new sublease of the premises, subject to vacant possession.

The property is held leasehold for a term of 25 years from 14 June 2006, expiring 13 June 2031.

Business Rates

The unit has a 2017 rateable value assessment of £131,000.

For further details please contact the business rates department in the local authority.

EPC

Energy Performance Asset Rating - E

Legal Costs

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

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
Details prepared February 2018

Viewing Strictly through the sole letting agent.

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