

**TO LET**



**OUTSTANDING DOUBLE FRONTED RETAIL/LEISURE OPPORTUNITY  
388.40M<sup>2</sup> (3,643 SQ FT)**

**UNITS 7 & 8  
BARTON ARCADE  
DEANSGATE  
MANCHESTER M3 2BB**

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

## 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 double fronted former restaurant unit with accommodation arranged over ground and first floor. The unit forms part of the attractive Grade II listed Victorian shopping precinct - Barton Arcade. On the ground floor the space is largely open plan and benefits from wood flooring and a fitted bar area. The first floor provides further retail/restaurant space together with kitchen facilities, spanning over the double fronted ground floor unit, entrance to Barton Arcade and the adjacent former STA Travel unit. There is potential for additional basement storage if a tenant requires, for a rent to be agreed.

## Accommodation

As measured on a net internal basis the areas are as follows:

|              |                            |                     |
|--------------|----------------------------|---------------------|
| Ground Floor | 164.32m <sup>2</sup>       | (1,769 sqft)        |
| First Floor  | 174.08m <sup>2</sup>       | (1,874 sqft)        |
| <b>TOTAL</b> | <b>338.40m<sup>2</sup></b> | <b>(3,643 sqft)</b> |

## Lease

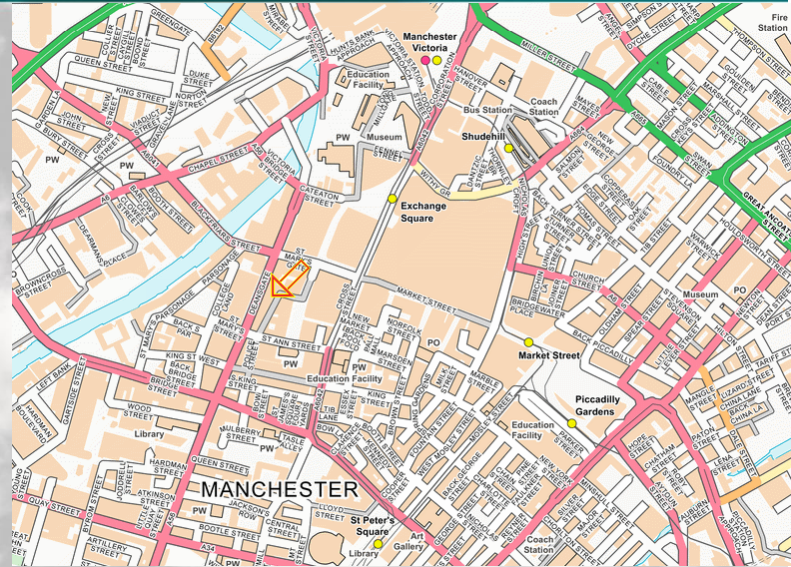
The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of £150,000pa.

## Business Rates

Rateable Value from April 2023 is £67,000. Rates payable £34,304pa (51.2p/£ - 2023/24).

## 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.

## Viewing

By appointment with the joint agents:

**W T Gunson for the attention of:**

**Neale Sayle** [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk)

**Tel: 0161 833 9797**



**Graham Sibbald for the attention of:**

**Conor Mulloy** [conor.mulloy@g-s.co.uk](mailto:conor.mulloy@g-s.co.uk)

**Tel: 0161 302 5312**



**Date of Preparation March 2023**

