

## HIGHLY PROMINENT RESTAURANT PREMISES

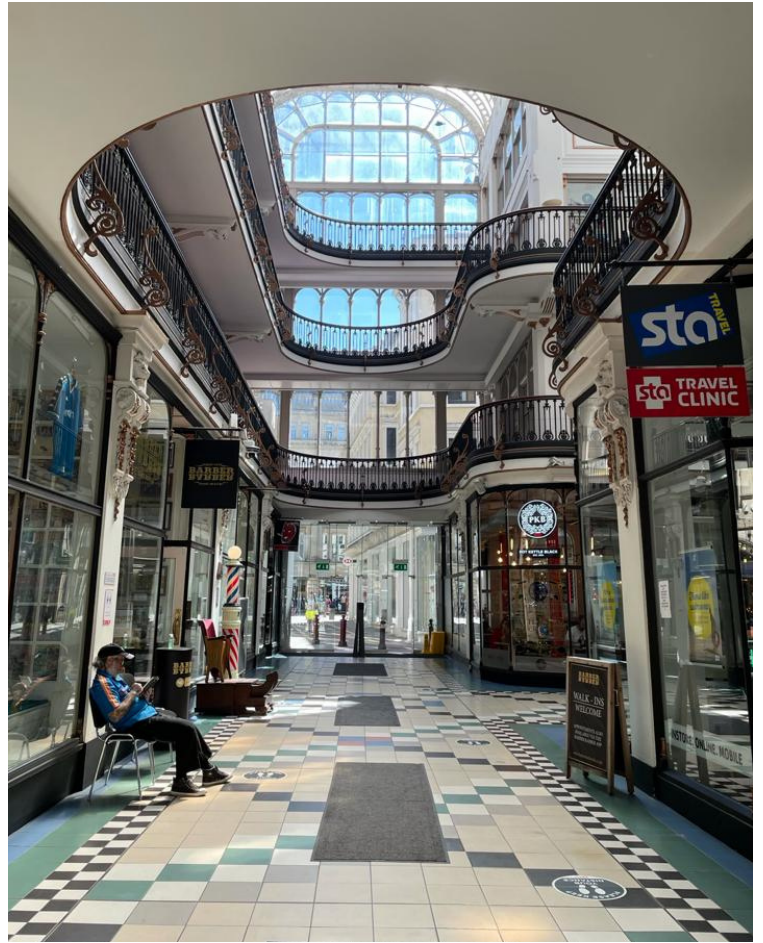
UNIT 6, BARTON ARCADE, DEANSGATE,  
MANCHESTER, M3 2BN



**TO  
LET**

- ◆ Highly Prominent City Centre Location
- ◆ Arranged over Ground, First and Lower Floors
- ◆ Popular with both Retailers and Restaurants
- ◆ High Levels of Footfall





## LOCATION

The premises are situated in a highly prominent and sought after location fronting Deansgate and adjacent to the entrance to the landmark, Barton Arcade.

The location is popular with both retailers and restaurants with operators in the immediate vicinity including: Living Room, Botanist, Las Iguanas, BeatOne whilst The Arcade itself is home to quality names such as; Pot Kettle Black, Jeffrey West and Barber Barber.

## ACCOMMODATION

The premises arranged over ground, first and lower floors comprising the following approximate areas:

**Total area:** 1,183 sqft (109.90 sqm)

## TERMS

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

## RENT

Upon application.





## RATES

We are advised the current rateable value for the premises is £73,500 per annum.

Interested parties are advised to verify this information via the Local Rating Authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## ENERGY PERFORMANCE CERTIFICATE

Upon request.

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### CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on [www.rics.org/globalassets/code-for-leasing\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf). We recommend you obtain professional advice if you are not represented.

### VIEWS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy  
Telephone: 0161 828 8789  
Mobile: 07841 661 990  
Email: [cmulloy@cheetham-mortimer.com](mailto:cmulloy@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**  
**JUNE 2021**

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