



To Let by way of assignment
Prime Retail Premises
Unit 3, One Deansgate, Manchester

richard lucas

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

Unit 3, One Deansgate, Manchester

Location

The premises are situated in a highly-prominent location at the junction of St Mary's Gate with Deansgate and form part of the iconic, One Deansgate building. Retailers in close proximity include Lloyds TSB, Zara, Paperchase, French Connection and Marks and Spencer.

Description

The premises have the following approximate dimensions and floor areas:

Shop Frontage: (St Mary's Gate - splay) 7.45 m (24 ft 5 ins)

Return Frontage (Deansgate): 17.9 m (58 ft 8 ins)

Internal Width: 7.28 m (23 ft 10 ins)

Shop Depth (Max): 17.95 m (58 ft 11 ins)

Ground Floor: 107.76 sq m (1,160 sq ft)

Mezzanine: 33.91 sq m (365 sq ft)

Remote Storage (2 rooms) totalling: 176.5 sq m (1,900 sq ft)

Lease

The premises are held by way of a 20-year effectively full repairing and insuring lease from 28 November 2003, subject to five-yearly rent reviews. The current rent is £135,000 per annum*.

*Please note, we understand that to date the November 2008 review has not been activated by the landlords.

Rates

We have been verbally informed by the local rating authority that the property has been assessed for rating purposes as follows:

Rateable Value: £137,000

UBR (2009/10): £0.485

Rates Payable (2009/10): £66,445

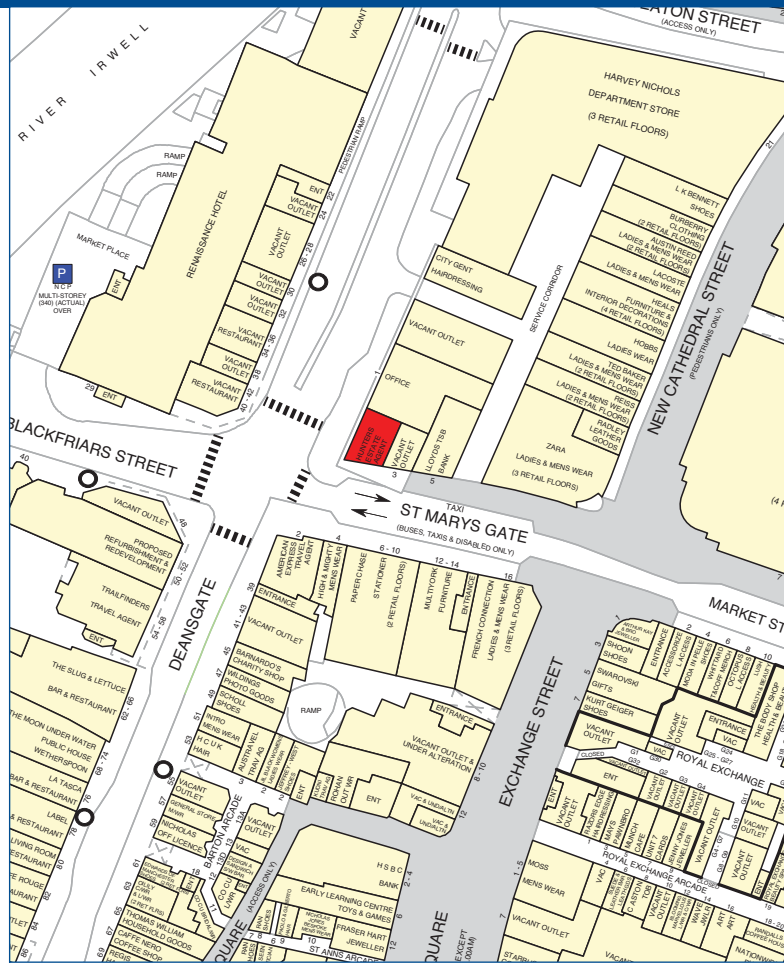
Interested parties are advised to make their own enquiries with the local rating authority (0161 234 1103).

Legal Costs

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

Viewing

Strictly by appointment with the sole letting agents, Richard Lucas Property Consultants Ltd.



good
Digital Plans
Tel: 0845 601 6011

Copyright and confidentiality notice 2009 Experian Ltd All Rights Reserved.
This includes mapping data licensed from Ordnance Survey Crown Copyright 2009.
License number PU 100017316



Centurion House, 129 Deansgate, Manchester, M3 3WR

0161 241 7998

info@richardlucas.co.uk

www.richardlucas.co.uk

Richard Lucas Property Consultants Ltd for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Richard Lucas Property Consultants Ltd or any joint agents has authority to make or give any representations or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. December 2009.