

78 Deansgate, Manchester, M3 2FW

Fitted Bar/ Restaurant available by way of a new lease
7,000 - 10,000 sq ft over ground floor and basement



LOCATION

78 Deansgate occupies a prime location on Deansgate, adjacent to Roxy Ballroom and Be At One. The area remains one of Manchester's most established dining and leisure destinations, with a strong mix of national and regional operators nearby, including Las Iguanas, JD Wetherspoon, The Slug and Lettuce, Gaucho, Great British Doner and KFC.

Deansgate is characterised by a concentration of premium leisure, retail and landmark office developments. The area benefits from a high footfall driven by a dense daytime working population and strong evening and weekend trade.

ACCOMODATION

The premises provide the following approximate floor areas:-

Ground Floor: 452.07 sq m (5,006 sq ft)

Basement: 467.67 sq m (5,034 sq ft)*

* Approx 3,000 sq ft at basement level has a separate entrance off Deansgate and can be let separately.

The ground floor is well presented and partially fitted to include a large open-plan bar / restaurant area, kitchen and disabled W/C. The frontage onto Deansgate is fully retractable providing an "indoor / outdoor style seating terrace". A pavement license for additional outdoor seating on Deansgate can be sought. Male and female W/C's are at basement level along with back of house kitchen, storage, staff and office areas.

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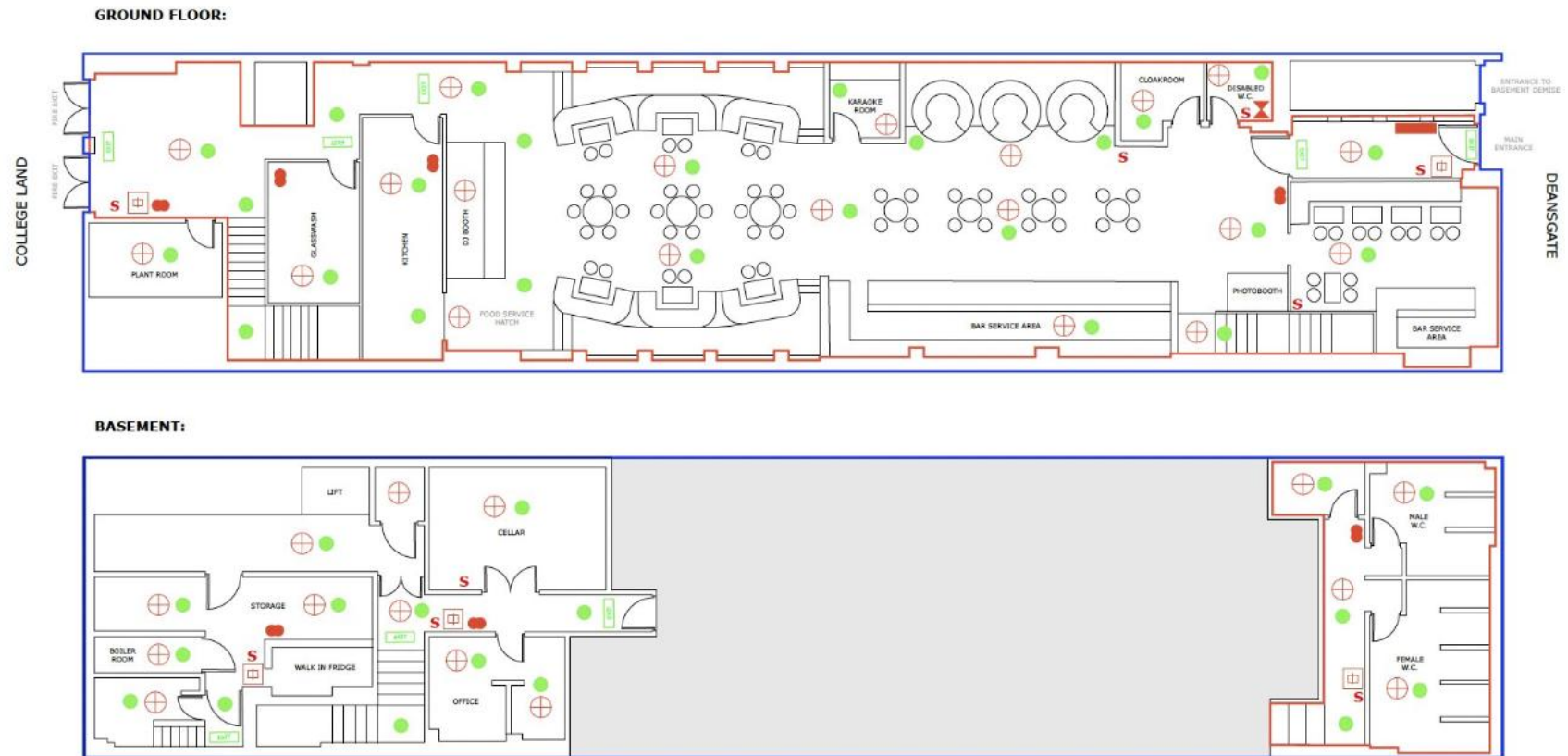
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TERMS

The premises are available by way of a new lease.

RENT

Upon application.

SERVICE CHARGE

The current service charge estimate is £25,181 per annum.

RATES

Ground Floor and part basement

Rateable Value from 1st April 2026: £132,000

2026/ 2027 UBR: £0.44

Rates Payable: £58,050 per annum

Part Basement (c 3,000 sq ft)

Rateable Value from 1st April 2026: £19,500

2026/ 2027 UBR: £0.39

Rates Payable: £7,644 per annum

Interested parties are advised to make their own enquiries with the Local Authority.

LICENSING

The premises licence allows for opening hours as follows:

Sunday – Thursday 08:00 – 02:00

Friday – Saturday 08:00 – 04:00

COSTS

All figures quoted are subject to VAT where applicable. The ingoing party is to be responsible for their own legal costs incurred in the transaction where applicable.

EPC

EPC rating B.

ANTI-MONEY LAUNDERING

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.

SUBJECT TO CONTRACT & WITHOUT PREJUDICE

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