

262 DEANS GATE



TO LET
COMMERCIAL SPACE
IN THE HEART OF
MANCHESTER

2,335.8 SQ FT
(217 SQ M)
USE CLASS E

GROUND & LOWER GROUND FLOOR. CURRENTLY FITTED OUT AS A MEDICAL CLINIC



DESCRIPTION

Prominent Commercial Space on Deansgate.

Specification:

- Located in the heart of Manchester city centre
- Prominent corner position fronting Deansgate
- High quality existing fit out
- Short walk from all major transport links'

The premises form the ground and lower ground floors of The Residence; one of Manchester finest residential developments which was completed in 2018.

The ground and lower ground floors are currently used as a medical clinic and have been fitted out to a very high standard.

LOCATION

At the Centre of Manchester's Growth.

Deansgate represents the commercial and cultural heart of Manchester city centre, combining heritage architecture with a dynamic mix of modern business, retail and leisure destinations. With excellent transport connectivity, an extensive hospitality offering and a thriving professional population, Deansgate continues to attract leading occupiers from across the UK.





262 DEANS GATE

Surrounded by Manchester's
Leading Occupiers.

MANCHESTER
FROM ABOVE



SITUATION

Adjacent to St John's St and Great Northern.

The premises are located in Manchester City Centre fronting Deansgate, with return frontage to St John's Street. The building sits opposite the Great Northern Warehouse mixed use development and is close to the junction with Quay Street and Peter Street.

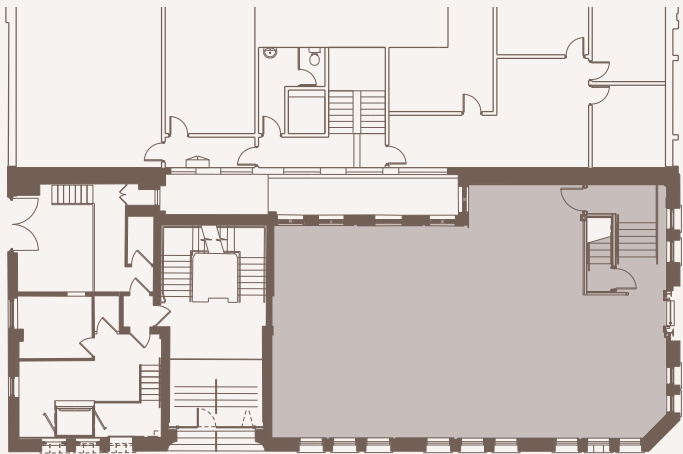
The premises are adjacent to the Church of Scientology and Richer Sounds. **Other occupiers in close proximity include Sainsburys, Odeon Cinema, Albert's Schloss, Farrow & Ball, Pinarello Cycles and Manchester 235 Casino.**

St John's Street is also the last remaining Georgian terrace in Manchester and provides a mixture of high end residential buildings, together with medical and legal practitioners offices.

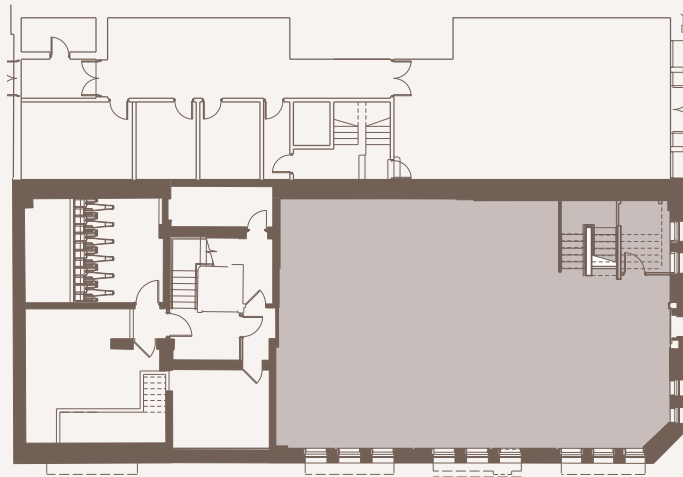
ACCOMMODATION

The premises have been measured on a Net Internal Area basis and provide the following approximate floor areas:

GF	sq m	sq ft
Reception	51.2	551.12
Consulting Room	14.1	151.77
Consulting Room	45.4	488.69
Staff WC	2.5	26.91
Public WC	3.2	34.44
Total	116.4	1,252.93



LOWER GF	sq m	sq ft
Consulting Room	18	193.75
Consulting Room	10.5	113.02
Consulting Room	12.6	135.63
Consulting Room	11	118.40
Consulting Room	22.6	243.27
Kitchen	5.9	63.51
Storage	16.8	180.84
Public WC	3.2	34.44
Total	100.6	1,082.86



Terms:

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Quoting rent:

Rent available on application (POA).

Rateable value:

The premises have a current rateable value of £39,250 from April 2026. Interested parties are advised to contact the local rating authority to confirm this figure and calculate their own rates payable figure.

Planning:

The premises currently trade as a medical clinic under an E use class. Interested parties are advised to check current planning consent with the local planning authority. Other use classes will be considered.

Legal costs:

Each party to be responsible for their own legal costs.

GALLERY



262 DEANS GATE

CONTACT:

ROBYN EGAN
0161 429 1674 | 07929 039 855
robynegan@roger-hannah.co.uk

DAN RODGERS
0161 817 3396 | 07891 172 418
danrodgers@roger-hannah.co.uk



SUBJECT TO CONTRACT The agent, for itself and for the vendors or lessors of this property for whom it acts, gives notice that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact whatsoever in relation to the property. (4) Prices and rents quoted in these particulars may be subject to VAT in addition. May 2026. Designed by Bella www.belladesign.co.uk