



F&B, LEISURE, OFFICE AND RETAIL OPPORTUNITY

1-5 New Wakefield Street, Manchester M1 5NP



Rent: On application

Ground Floor Area

948 Sq ft / 88 Sq M

**TO
LET**

Viewing Strictly through the joint letting agents.

Barker Proudlove

Chris Nutter

Mob: 07927 561994

Email: chris@barkerproudlove.co.uk

Gary Crompton

Mob: 07554 402314

Email: gary@barkerproudlove.co.uk

Torridon

Will Biggart

Tel: 0203 653 0050

Email: will@torridon.london

Location:

The unit is located on New Wakefield Street, very close to the junction with the busy Oxford Road, one of Manchester's main arterial routes and University area of the city. The unit also benefits from its proximity to Oxford Road Station, one of Greater Manchester's busiest railway stations and landmark Palace Theatre. This area continues to undergo further commercial development with the 1m sq ft Circle Square development nearby along with the University Green development within walking distance. Neighbouring occupiers include Revolution, Holiday Inn, Costa and Sainsburys.

Accommodation:

The unit provides a ground and first floor retail/leisure unit beneath a 32 storey tower with over 600 beds which forms a new landmark in the city

The approximate floor areas are as follows:-

Demise:	Sq Ft	Sq M
Ground Floor	948	88.07
First Floor	1229	114.18

Rent:

Upon application.

Planning:

The premises benefits from Class E planning use.

Class E for "Commercial, Business and Service" use, brings together a very broad mix of uses – the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1), gyms, nurseries and health centres (D1 and D2) and other suitable town centre uses.

Business Rates:

The unit is yet to be assessed.

For further details visit Gov.uk or contact the business rates department at the local authority.

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

Service Charge:

The service charge will be £2,700 per annum (£1.25 psf).

EPC:

Energy Performance Asset Rating - TBC

Legal Costs:

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

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

October 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. October 2020

