



## 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**

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**Torridon**

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**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:-

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
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

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