



**barkerproudlove**  
retail property consultants

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## HIGH STREET PROPERTY / CLASS E

1-5 New Wakefield Street, Manchester M1 5NP



**Rent: On application**

**Ground Floor Area**

948 Sq ft / 88 Sq M

**UNDER  
OFFER**

**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 property benefits from A1, A2, A3, A4, A5 and D1 planning consent. 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 Permission:**

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.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk).

**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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