



TORRIDON

# MANCHESTER - 1-5 NEW WAKEFIELD STREET M1 5NP

F&B, LEISURE, OFFICE & RETAIL OPPORTUNITY



## CONTACT

Viewings are by appointment through the jointly appointed agents Barker Proudlove and Torridon.

### CHRIS NUTTER

T 0161 631 2852  
M 07927561994  
E [chris@barkerproudlove.co.uk](mailto:chris@barkerproudlove.co.uk)

### GARY CROMPTON

T 0161 631 2855  
M 07554402314  
E [gary@barkerproudlove.co.uk](mailto:gary@barkerproudlove.co.uk)

### WILL BIGGART

T 0203 653 0050  
M 07881826667  
E [will@torridon.london](mailto: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.

The surrounding 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.

## DEMISE

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 subjects comprise approximate Gross Internal Areas:

Ground Floor:	948 sqft	88.07 sqm
First Floor	1229 sqft	114.18 sqm

## TENURE

A new effectively FRI lease, contracted outside of the security of tenure and compensations of the Landlord and tenant act 1954 (Part II), subject to 5 yearly upward only rent reviews

## PLANNING

The premises benefits from Class E planning use.

## VAT

VAT is payable on rent and all other property outgoings.

## RENT

Upon Application

## 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

£2,700 per annum.

## EPC

Available upon request.



IMPORTANT NOTICE: Torridon Real Estate Ltd, their clients and any joint agents give notice that: 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Torridon Real Estate Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

