Gifford Dixon
Commercial Property
0161 667 1317

Leisure, Retail
FOR SALE

170 Bury New Road, Whitefield, Manchester, M45 6QF

Freehold bar premises in popular North Manchester location

Summary

Tenure	For Sale
Available Size	1,299 sq ft / 120.68 sq m
Price	£250,000
Rateable Value	£7,000 100% small business rate relief available to qualifying tenants
EPC Rating	Upon enquiry

Key Points

- Turn-key opportunity
- Potential to convert first floor to flat
- Popular Whitefield location
- Low RV
- Refurbished to a good standard
- Generous seating over 2 floors
- Fixtures and fittings included
- Electric shutters

Description

A substantial Freehold terraced bar premises set out over ground and first floor (plus restricted height basement storage). Until recently t/a 'Songbird' cocktail and wine bar, this property is now offered with vacant possession and is set up and ready for immediate occupation as a true turn key opportunity.

The premises currently provides an open plan bar area to the ground floor, with w/c facilities and understairs storage. A further substantial seating area has been created at first floor level, alongside customer toilets and a small storage room. The first floor can be accessed through the ground floor bar area, but can also be shut off to provide separation, with its own door fronting Bury New Road. There is also a generous yard to the rear with access to the basement.

Location

Whitefield is a residential town in Greater Manchester, situated approximately 5 miles north of Manchester city centre and is considered a desirable location for professionals and families alike due to its balance of suburban calm and high-quality transport links.

Located opposite the property is the award-winning Slattery Patissier & Chocolatier, a major regional destination. The main stretch along Bury New Road features a growing scene of independent bars and restaurants, including Campo Blanco (tapas), Roma (Italian deli), and 8 Manchester (Chinese fine dining).

Metrolink: Two tram stations (Whitefield and Besses o' th' Barn) provide a direct 15–20 minute commute to Manchester Victoria.
Roads: Located at Junction 17 of the M60 orbital motorway, it offers rapid access to the wider regional motorway network

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Bar premises	461	42.83	Available
1st	Seating area	269	24.99	Available
Basement	Storage	518	48.12	Available
1st	Storage	25	2.32	Available
1st	Customer toilets	26	2.42	Available
Total		**1,299**	**120.68**	

Services

We understand that mains electric, water and drainage are connected to these premises.

Sale Price

£250,000 for the Freehold property

Business Rates

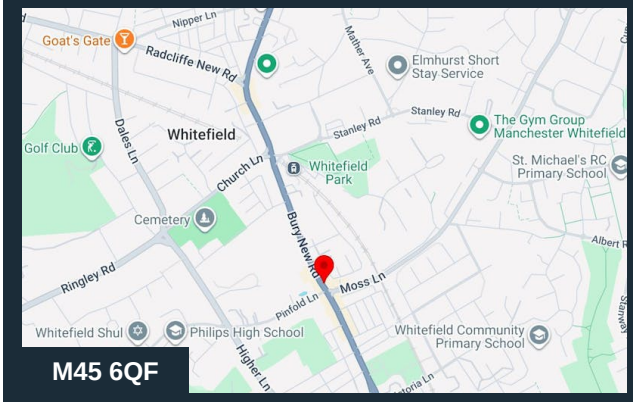
Rateable Value of £7,000 (01/04/23 listing)

VAT

We understand that VAT is not applicable to this sale

Legal Fees

Each party will be responsible for their own legal costs in connection with this sale.



M45 6QF

Viewing & Further Information

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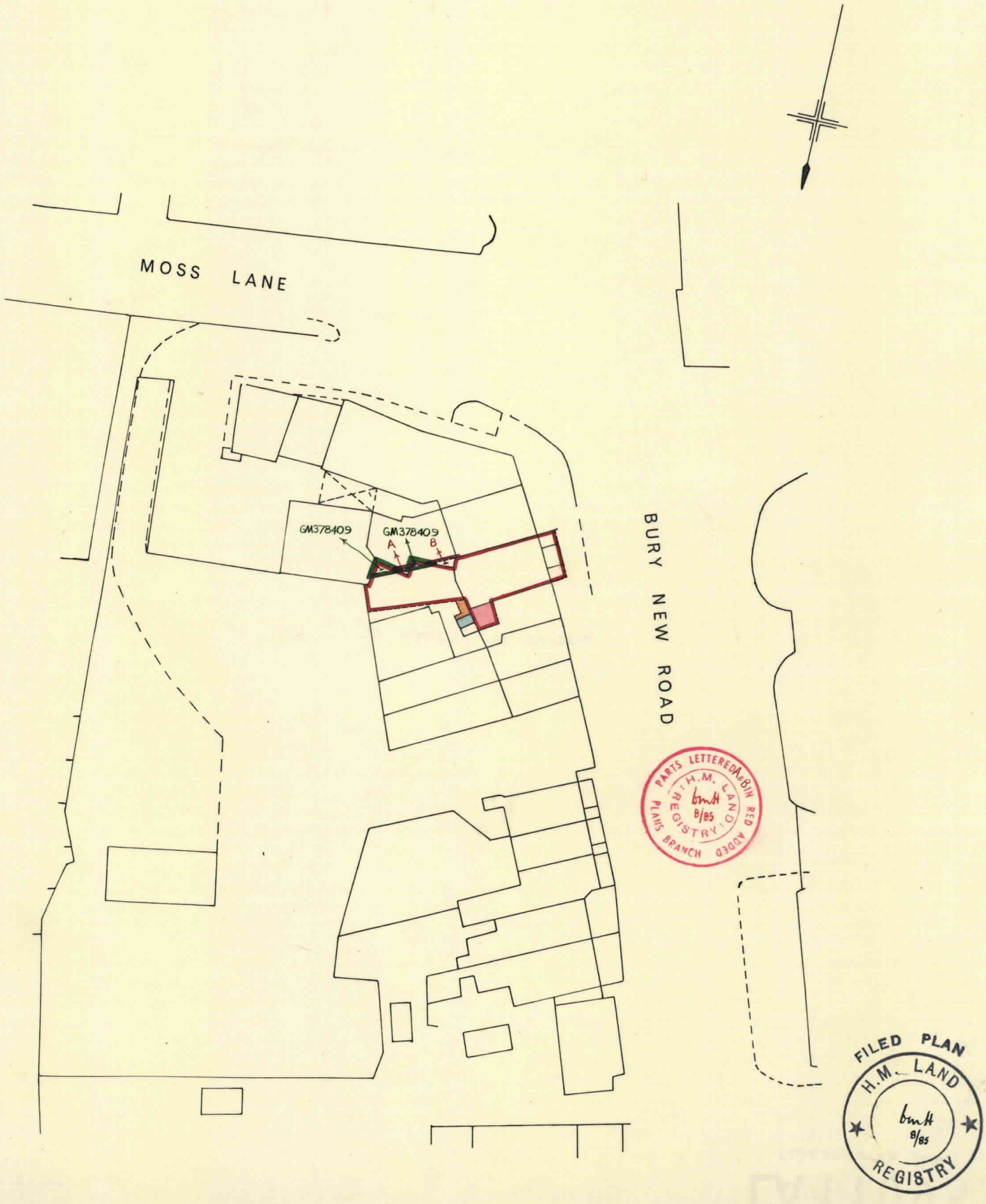

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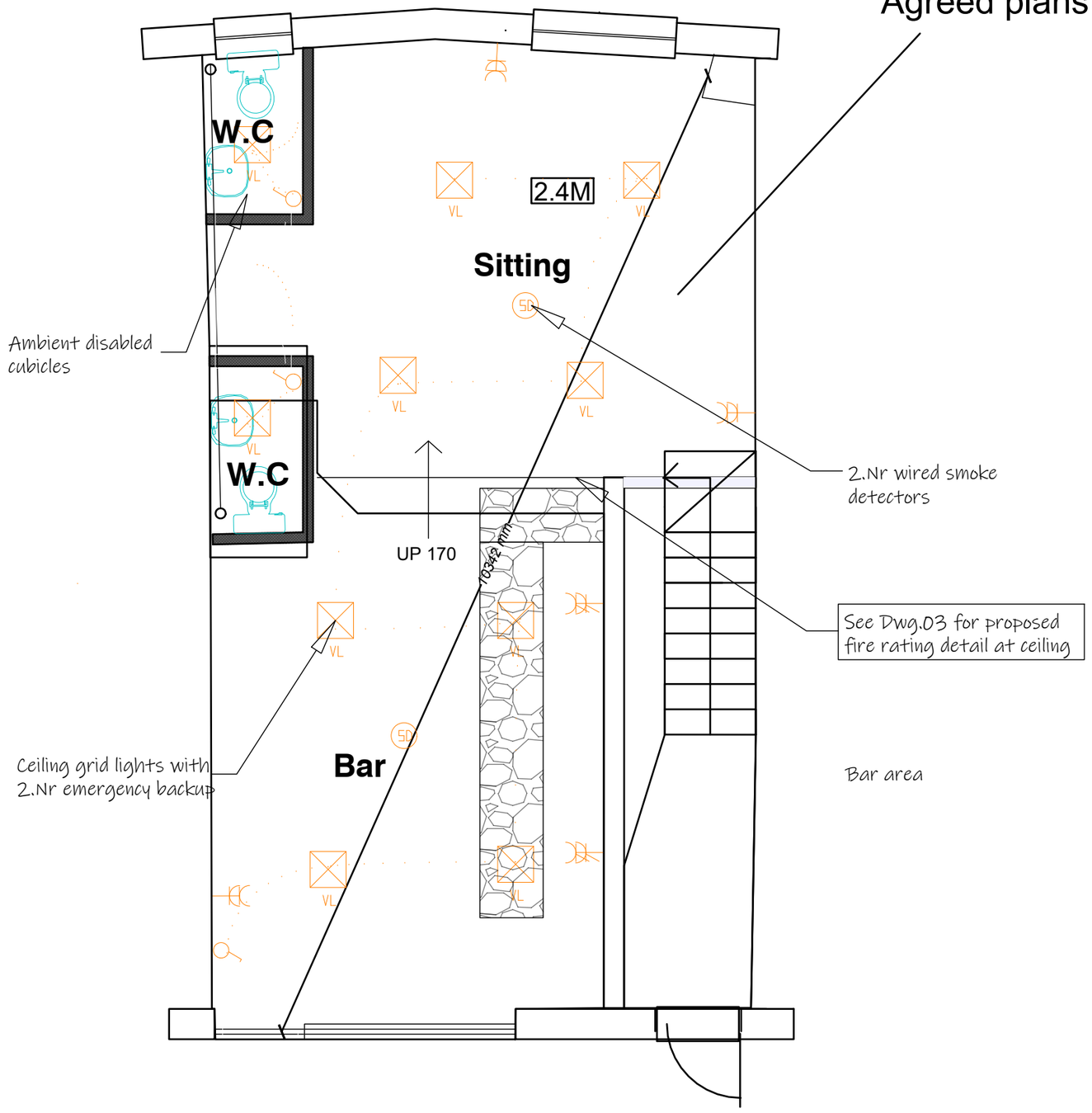
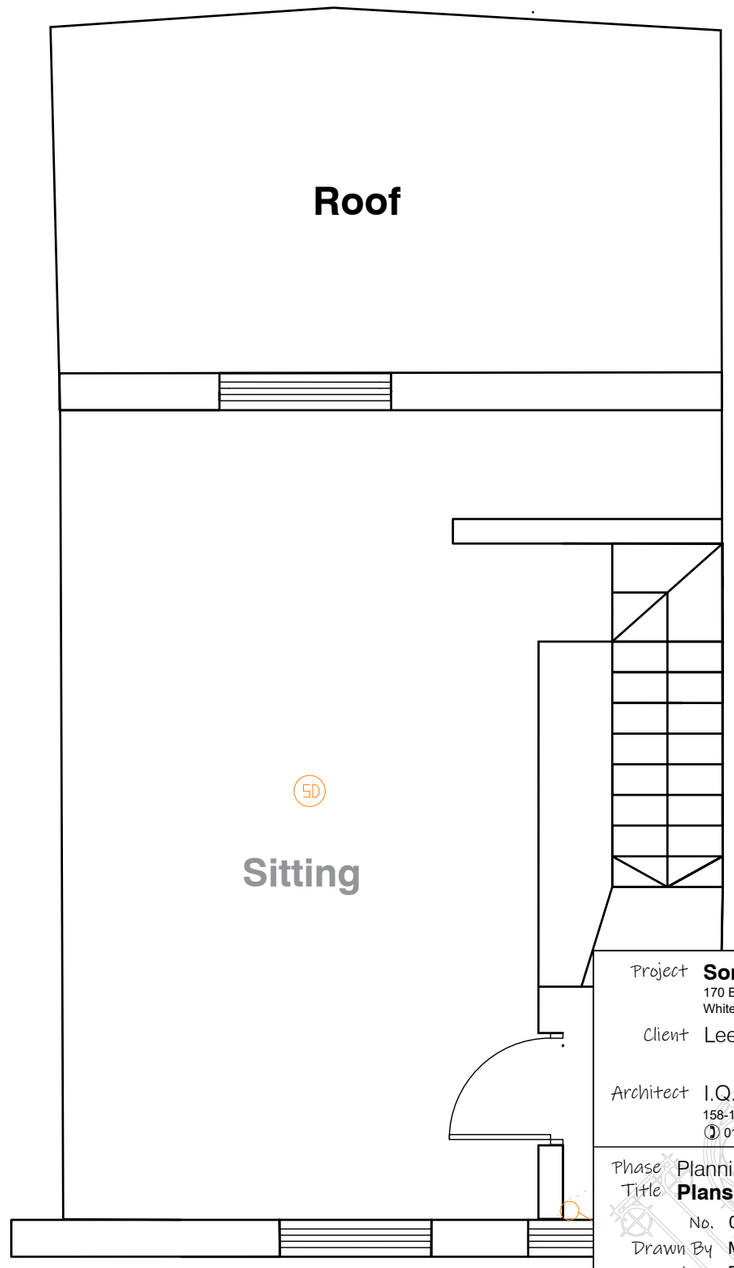
Agreed plans as per PP-07995728



1 Existing First Floor Plan

Scale: 1:50



2 Existing Second Floor Plan

Scale: 1:50

Project **Songbird Bar**
170 Bury New Road
Whitefield M45 6QF

Client Lee Richardson

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Phase Planning
Title **Plans as Existing**
No. 0047/0019
Drawn By Matthew Bewley
Approved By Ben Dickinson
Size: A3
Rev. - Date: 24.03.21

0 10 20 30 40 50 mm
0 1/16 ths 1/2" 1" 1 1/2" 2" inch