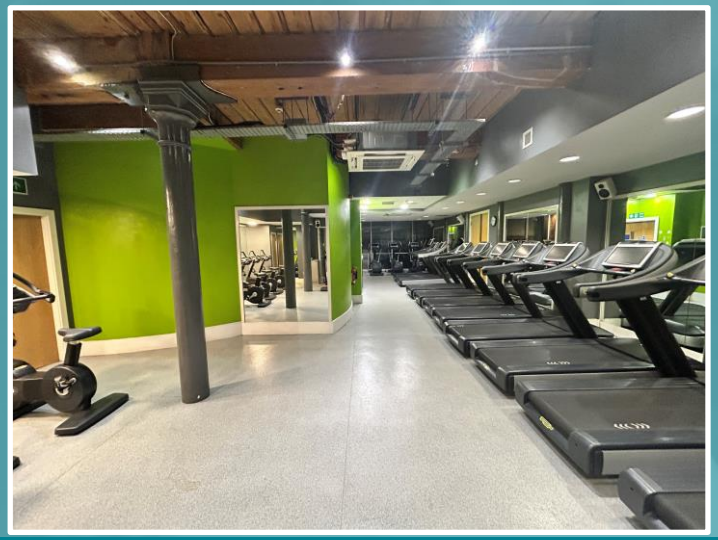
wtgunson
commercial property consultants

TO LET

FULLY OPERATIONAL GYM INCLUDING SWIMMING POOL AND CARDIO/FREE WEIGHTS EQUIPMENT



- Popular City Centre location
- Close to Piccadilly Train Station and Metrolink stations
- All town centre amenities close by



Ground/Lower Ground Floors, 38 Whitworth Street, Manchester M1 3NR

0161 833 9797 www.wtgunson.co.uk

Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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LOCATION

The property is situated on the south side of Whitworth Street at its junction with Sackville Street, in the heart of Manchester City Centre. It sits in the 'The Village' a hugely vibrant area of the city and is surrounded with a wide variety of beautiful historic buildings and an abundance of trendy bars & restaurants.

The property is surrounded by excellent transport links including Piccadilly Train Station and Metrolink which are just a short walk away.

RICS

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DESCRIPTION

The property comprises a former fully operational gym with accommodation over part ground, basement and sub basement within a grade II listed attractive period building which has apartments above. There is a large amount of equipment which our client has purchased from the previous occupier including a large variety of cardio machines and free weights, which is available for a new tenant to use. (Please note none of the equipment has been tested and the in going tenant will be responsible for maintenance of the equipment moving forward).

On the ground floor there is a reception area and studio room. In the basement there are two main open plan gym areas (cardio and free weights) and a conference room.

In the sub basement there is a free weights area, studio room, swimming pool, jacuzzi and changing room facilities.

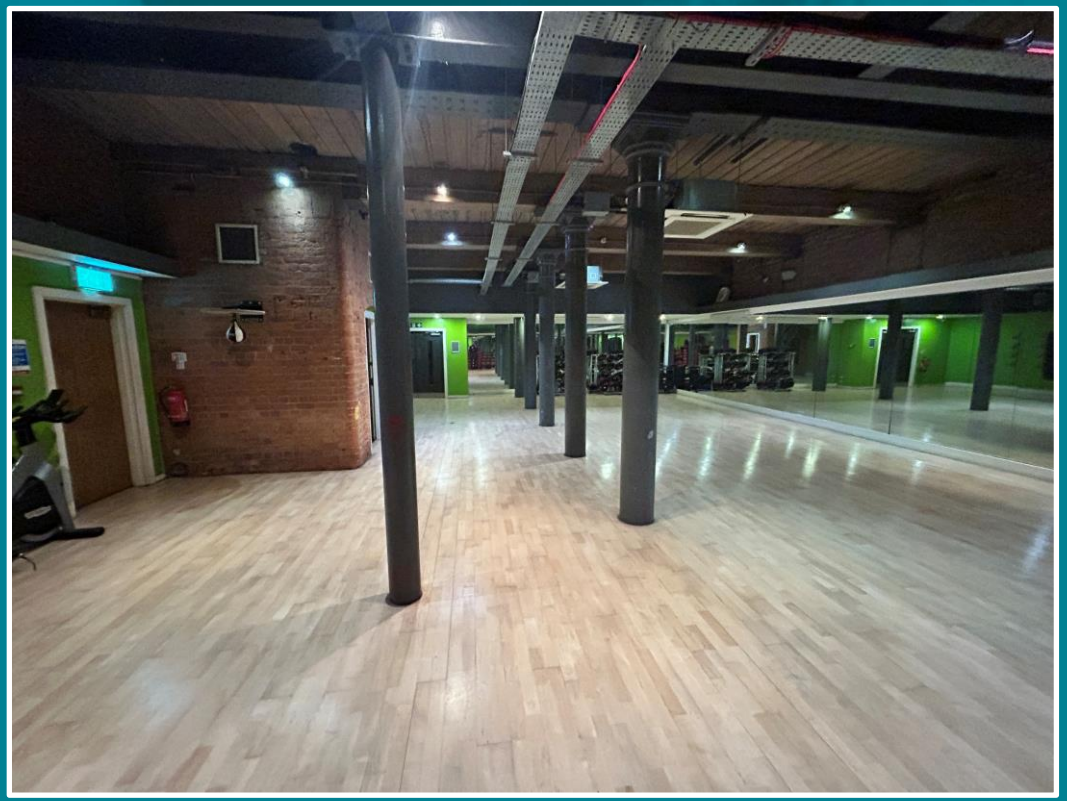
ACCOMMODATION

The unit has the following net internal areas:-

	Sq ft
Ground	1,329
Lower Ground	4,435
Sub Basement	8,245
TOTAL	**14,009**

TERMS

The property is available by way of a new lease on effective full repairing and insuring terms for a term of years to be agreed at an initial rent of £120,000pa.







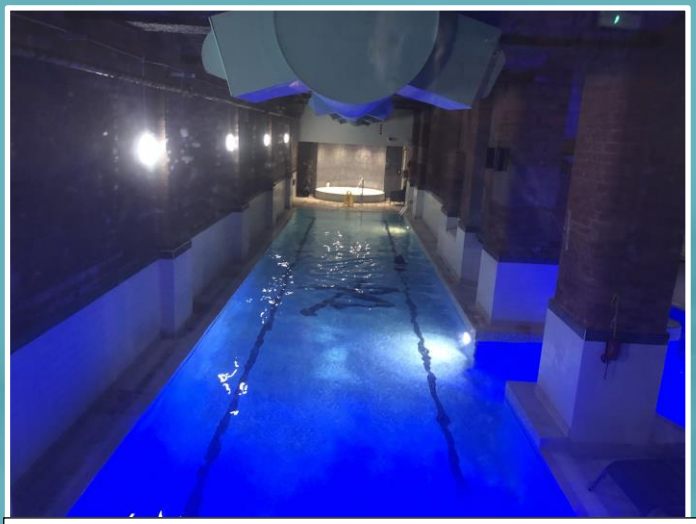
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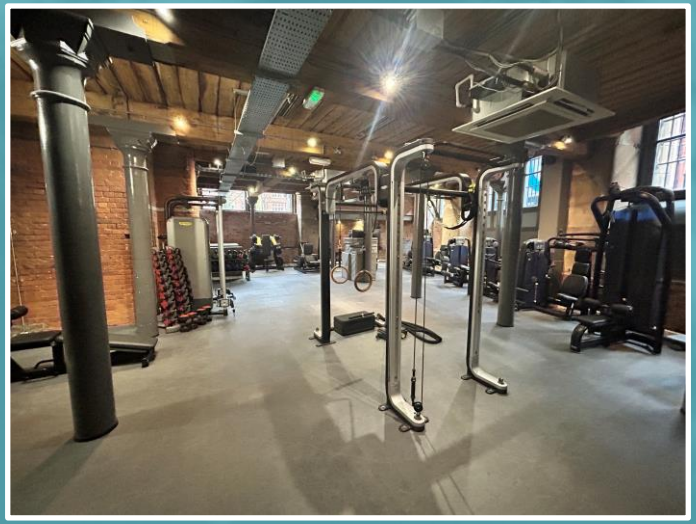




Please note the swimming pool and jacuzzi photos were taken previously when the facilities were formerly in use







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RATES

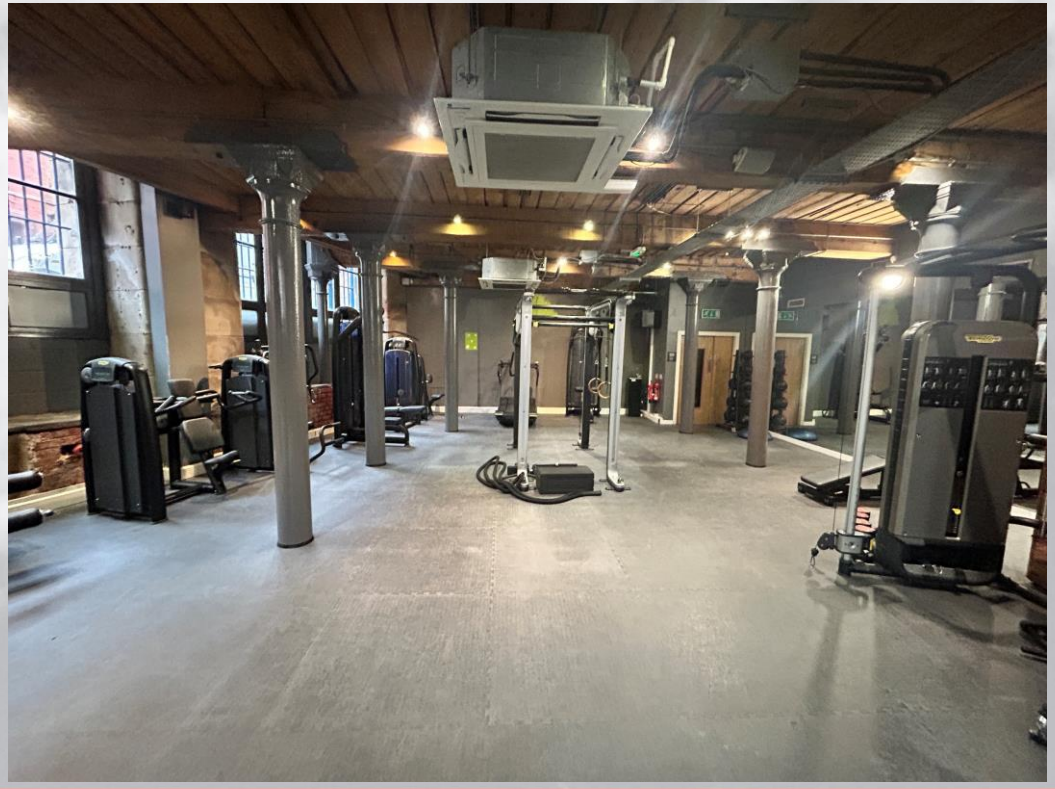
The property has a rateable value of £98,000 (from April 2026). Rates payable £42,140pa – (43p/£ - 2026/27).

EPC

C rating. A copy of the EPC is available on request.

VAT

All figures are exclusive of but may be liable to VAT.



VIEWING

Strictly by appointment with the sole agents:-

W T Gunson

By appointment with the sole agents:

Neale Sayle
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07760 160321

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07760 160461

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Date of Preparation: Feb 2026

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