

FOR SALE



INVESTMENT PROPERTY (Single Let Bar)

694 Wilmslow Road
Didsbury
Manchester M20 2DN

- Located in the centre of Didsbury Village
- Highly sought after location
- 5.75% net initial yield and reversionary yield of 7.7%
- Tenant in occupation since 2005

LOCATION

The property is located on the west side of Wilmslow Road at the northern end of Didsbury village, close to its junction with Barlow Moor Road. Didsbury is a highly affluent and sought after Manchester suburb which benefits from an excellent array of cafes, bars and restaurants. It is approx. 5 miles south of Manchester City Centre.

DESCRIPTION

The property is a two storey end terraced property of brick construction beneath a pitched slate roof. The accommodation is largely arranged over ground floor, with a bar, open plan seating area and internal storage space. The first floor includes a kitchen and WCs. There is also further external seating to the front and rear.

ACCOMMODATION

The property has been measured on a net internal basis as follows:

Ground Floor	85.97m ²	(925 sq ft)
First Floor	29.06m ²	(313 sq ft)
Total	115.03m²	(1,238 sq ft)

LEASE

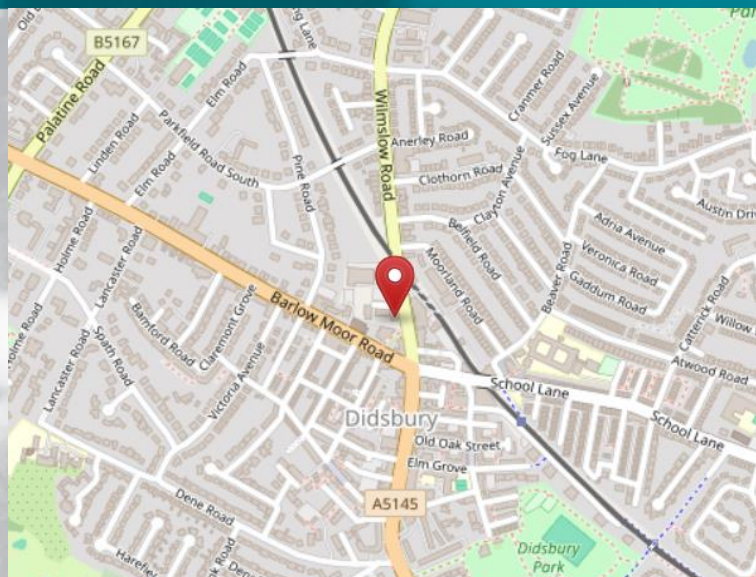
The property is leased to a private individual trading as Saints & Scholars Bar and Kitchen on a 9 year fully repairing and insuring lease from 01.12.25 at £25,000pa. There is a fixed rental uplift to £30,000 pa in 2027 and a rent review to open market in 2028.

PURCHASE PRICE

Offers in the region of £500,000 which represents a net initial yield of 5.75% assuming a rental top-up by the landlord, and a reversionary yield of 7.7% (based on an ERV of £40,000pa).

TENURE

The property is held freehold under title no GM336428.



EPC

A copy of the EPC is available on request.

VAT

We understand that VAT is not applicable.

VIEWING

By appointment with the sole agent:

W T Gunson for the attention of

Neale Sayle

Neale.sayle@wtgunson.co.uk

Josh Hill

josh.hill@wtgunson.co.uk

Lewis Grainger

lewis.grainger@wtgunson.co.uk

Tel: 0161 833 9797

Date of Preparation: July 2026

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

wtgunson
commercial property consultants



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0161 833 9797
www.wtgunson.co.uk