

TO LET



BAR/LEISURE PREMISES

484.5M² (5,215 SQ FT)

**7-9 New Wakefield Street
Manchester
M1 5NP**

- Ready to trade bar premises located off Oxford Road in the heart of Manchester's Student area
- Suitable for a variety of hospitality/leisure related uses (Subject to any necessary consents)
- Close proximity to all city centre amenities
- Set across ground floor and basement

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Location

The property is located on New Wakefield Street which runs adjacent to Oxford Road, which is one of the busiest thoroughfares within the city centre of Manchester.

All city centre amenities including retail, bars, restaurants, hotels and transport links are within close proximity. Oxford Road train station is less than a minute's walk from the property.

The surrounding area includes a mixture of purpose-built student accommodation and a number of retail/bar operators including Brickhouse Social, Revolution de Cuba and O'Connell's.

Description

The property is a "ready to trade" bar premises set across ground floor and basement. The ground floor is set across two levels with open plan seating and a stage area, bar, kitchen and separate access hallway for deliveries. The basement is largely open plan save for male, female and disabled WCs, and two staff/storage rooms. The property also benefits from an internal lift.

Accommodation

We are informed that the gross areas are:

Ground Floor	260.6 m ²	(2,805 sq ft)
Basement	223.9 m ²	(2,410 sq ft)
Total	484.5 m ²	(5,215 sq ft)

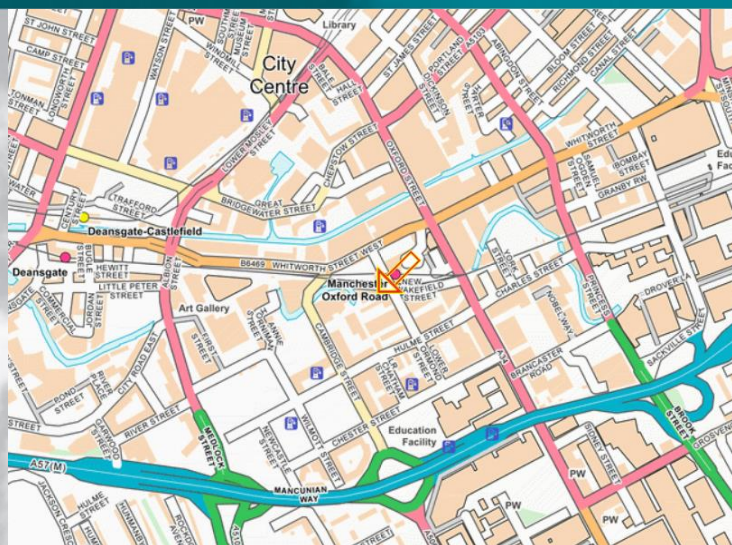
Lease

The accommodation is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of **£75,000pa**.

Service Charge/Building Insurance

A service charge will be levied to cover the maintenance of the common areas of the building and will be recharged on an apportioned basis. The current apportionment for 2025/2026 runs at £6,177.12 pa.

The cost for building's insurance will also be recharged. The current cost is c£2,700 pa.



Business Rates

The unit has a rateable value of £73,000 as of April 2026. Any further enquiries should be made with the local authority.

EPC

A copy of the EPC is available on request.

VAT

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

Viewing

By appointment with the sole agent:

W T Gunson

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Date of Preparation: October 2026

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 **wtgunson**
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