TO LET - PRIME BAR, RESTAURANT & PUB OPPORTUNITY

700 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 2DN

LBL Real Estate
licensed | beds | leisure

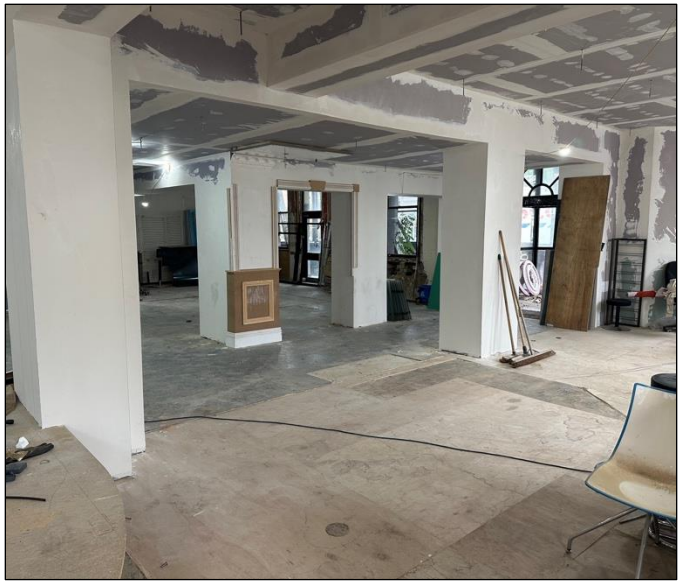
700 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 2DN

KEY HIGHLIGHTS

- Prime located flagship bar restaurant premises with extremely prominent frontage in the heart of Didsbury Village within the main retail, bar restaurant and leisure core.
- Extensive partially fitted out bar restaurant arranged over ground floor and full height basement. Extensive external areas with front and rear pergolas (rear pergola is south facing) with automated retractable roof & side glazed windows.
- Ground floor extends to c.115 covers (based on previous designs) and offers approximately c.4,400 sq ft of trading space (inclusive of pergola areas for year round trading).
- Current premises license until to 00:30 am (Friday & Saturday).
- Offers a truly exciting opportunity to develop a best in class bar restaurant business in one of South Manchester's premium locations.

700 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 2DN

CURRENT PHOTOGRAPHS & PROPOSED CGI'S



Previous CGI's – Courtesy of Creative Architecture Ltd

Previous CGI's – Courtesy of Creative Architecture Ltd

Previous CGI's – Courtesy of Creative Architecture Ltd

700 WILMSLOW ROAD, DIDSBURY, MANCHESTER, M20 2DN

LOCATION & SITUATION

- The property occupies a prime and prominent position fronting the junction of Wilmslow Road and Barlow Moor Road in the heart of Didsbury Village. Didsbury is a highly affluent suburb of circa 25,000 people and located 4 miles south of Manchester City Centre.
- Wilmslow Road is one of South Manchester's prime bar restaurant and leisure pitches. Surrounding occupiers include Slug & Lettuce, Rudy's Pizza, Gusto, Loungers, Head of Steam, Dog & Partridge, Dockyard, Hare & Kin, Franco Manca and Hispi in addition to a wide range of popular artisan pubs and bars.
- Immediate occupiers include Nelson Inn, M &. S Food, Costa and Saints & Scholars.

Floor Area (GIA Basis)

Floor	SQ M	SQ FT
Ground	309.96	3,335
Front Terrace	28.33	310
Rear Terrace	71.12	765
Basement	161.10	1,735
Total	**570.50**	**6,145**

ACCOMODATION

- The premises is located within an end terrace three storey plus basement Property of period brick construction under a pitched slate roof. Four flats are located to the upper parts.
- Internally the accommodation is provided over ground floor and basement. The ground floor is arranged as a large open plan trading area with commercial kitchens (part open kitchen). The extensive glazed frontage provides an abundance of natural light. The basement is arranged as customer toilets, staff toilets, back of house with additional scope for private dining / members bar.
- Externally there are three terraced areas:

i. *Front*: Pergola with automated retractable roof and glazed side windows (designed for 18 covers). East facing for morning & lunchtime sun.

ii. *Front*: *Pavement* terrace with wall mounted awning (designed for 12 covers).

iii. *Rear*: Pergola with automated retractable roof and glazed side windows (designed for 30 covers with further external bar and glazed smoking area). South facing with full day sun (weather Permitting!).

CGI: Proposed Consented Elevation with Front Pergola.

AVAILABILITY

- The Property has been cleared with viewings now available.. The previous Tenant undertook initial fitout works and extensively refurbished the premises to include newly plastered walls and ceilings, works to enhance additional open plan trading, new acoustic ceiling throughout, extraction system, electrical and fire regulation works, part new open plan kitchen together with external pergolas. Further information is available to interested parties.

EPC

The Property has an EPC rating of E-104

SERVICES

We understand the property benefits from the following services; Mains drainage, gas, water and 3 phase electricity.

RATEABLE VALUE

£48,250 with effect from April 2023 – For the avoidance of doubt, the business rates are the responsibility of any ingoing Tenant.

PREMISES LICENSE

The premises license can be transferred on completion to the ingoing Tenant. The premises is licensed for the sale of alcohol and regulated for live music / entertainment: Until 23:30 Sunday to Thursday and 00:30 Friday and Saturday.

PLANNING

We understand the property is not Grade II listed and is not located within a Conservation Area. The property benefits from permitted use as a bar restaurant with a 2022 consent to install the enclosed front and rear pergolas under reference 132166/FO/2021.

RENT

£85,000 PA

VAT

Figures stated are exclusive of VAT (if applicable).

VIEWINGS

Viewings are to be arranged strictly through LBL Real Estate the retained sole agents.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

DISCLAIMER

LBL Real Estate on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that these particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of LBL Real Estate Ltd has any authority to make any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. LBL Real Estate Limited – **Oct 2024**

LBL Real Estate
licensed | beds | leisure

CONTACT

Nick Huddleston MRICS
T: 0161 327 3685
M: 07791 251745
nick@lblrealestate.co.uk