

# Manchester

1 Chepstow Street, M1 5EJ

First Floor Leisure Unit Available

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



## Accommodation

The premises are arranged over ground floor and first floor and comprise the following approximate floor areas:

FLOOR	SQ FT	SQ M
<b>Ground Floor Lobby</b>	<b>487</b>	<b>45.3</b>
<b>First Floor</b>	<b>6,813</b>	<b>634.4</b>

## Business Rates

Rateable Value (2026): To Be Reassessed

## VAT and Costs

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

## EPC

A full copy of the EPC is available upon request.



## Location and Description

The subject premises is located on Chepstow Street at it's Junction with Oxford Street. The unit sits above 24/7 McDonalds and is adjacent to the 400 space NCP Oxford Street multistory car park.

The premises sits close to a variety of national occupiers including **William Hill, Superdrug, Pret A Manger, Tesco Express, PizzaExpress, Turtle Bay** and **Blank Street Coffee**, amongst others.

## Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Rent – On Application**

## Virtual Tour

<https://youtu.be/PIEDSwVOXec>

## All Enquiries

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# Manchester

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First Floor Leisure Unit Available



1 Chepstow Street



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Plotted Scale - 1:1,000

May 2026 Subject to Contract.

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