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SUBSTANTIAL DESTINATION PUB RESTAURANT FOR SALE SOUTH MANCHESTER LEISURE PARK



BARLOW CROFT, PARRS WOOD ENTERTAINMENT CENTRE, WILMSLOW ROAD, EAST DIDSBURY, MANCHESTER M20 5PG

- Primary leisure destination in large affluent suburban catchment
- Prominently situated on the A34 at the entrance to the leisure park
- Circa 14,000 sq. ft in modern building – fitted to high standard – may suit other uses
- Attached to the Travelodge – premium list of F&B occupiers including Cineworld (11 screens)
- Held leasehold – net rent £105k pa

LEASEHOLD INTEREST AVAILABLE FOR ASSIGNMENT – OFFERS INVITED
SUBJECT TO CONTRACT - Sole Selling Agent
COUNL486

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Location

Barlow Croft sits in East Didsbury at the southern edge of Manchester roughly five miles from Manchester City Centre, positioned within the Parrs Wood Entertainment Centre, a busy leisure park located on Wilmslow Road (A34). The scheme benefits from high footfall generated by a one screen cinema, gym, retail and restaurant operators, as well as excellent road connectivity to Manchester city centre and the M60 motorway.

Other occupiers on the leisure park include Cineworld (11 screens) cinema, Tenpin Bowling, Nuffield Health fitness centre, Nando's, Five Guys, Wagamama, Wingstop, KFC, Taco Bell, Grosvenor Casino and Travelodge.

The property is well served by public transport, with East Didsbury railway station located approximately 0.3 miles away, providing regular services into Manchester Piccadilly and beyond. In addition, East Didsbury Metrolink stop is within a short walking distance, offering frequent tram services across Greater Manchester.

Link to Street View

Description

Internally, the premises provide a large open-plan trading area with mezzanine with circa 250-280 internal covers, a central bar servery and a variety of seating arrangements suitable for both casual drinking and dining.

The unit is fitted to a high standard and includes a fully equipped commercial kitchen, customer WC facilities, and ancillary storage areas. Large, glazed frontages provide excellent natural light and strong visibility within the scheme.

Externally, the property benefits from circa 28 covers and access to extensive shared customer parking within the entertainment centre. https://www.greeneking.co.uk/pubs/greater-manchester/barlow-croft

Floor Area: 14,000 sq ft GIA (not measured and very approximate)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is believed to be connected to all mains services.

Licensing - Link to Premises Licence

Permitted to sell alcohol Sun-Wed 10am-midnight; Thurs-Sat 10am-1am.

Planning

The property is not listed and not in a conservation area.

Rating Assessment

Listed as a public house and premises with an RV of £68,000 w.e.f. from April 2026

Tenure

Held leasehold for a term expiring September 2036 with a net rent payable of £105k pa. The full rent payable is £305,000 per annum of which £200k pa is paid by Travelodge who hold a sublease of the hotel accommodation. Rent review 2027 market rent (split review) for pub restaurant and 60 bed hotel. A service charge is payable.

User: public house and or restaurant, ancillary children's play barn - restriction against burgers.

EPC – Rating C - Link to EPC

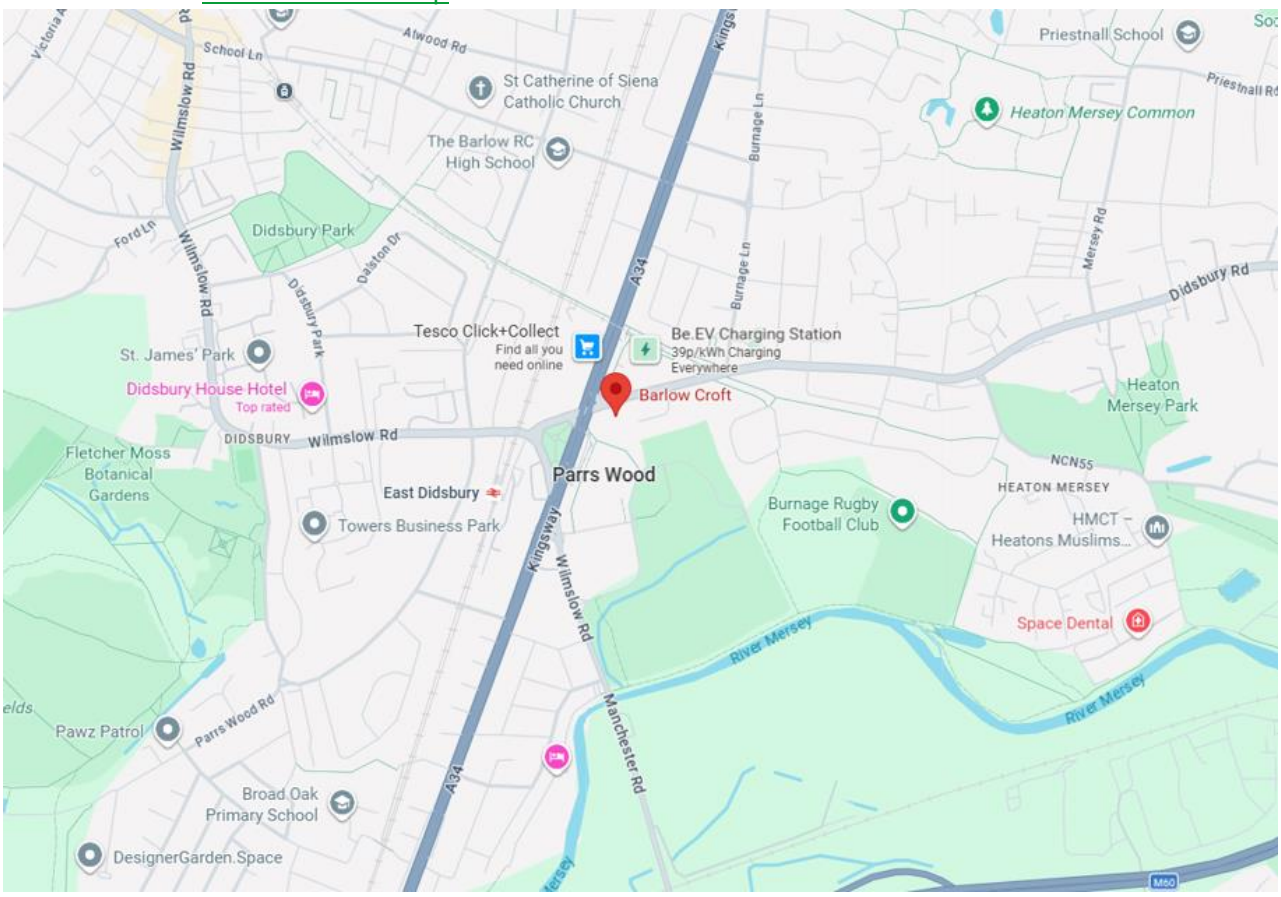
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

For further information or to organise a viewing, please contact Richard Negus on Tel: 07850 642808 or Email: richard.negus@agg.uk.com

Location Plan - Link to Location Map



Google Maps. Not to scale - Provided for indicative purposes.

Floor Plan

