

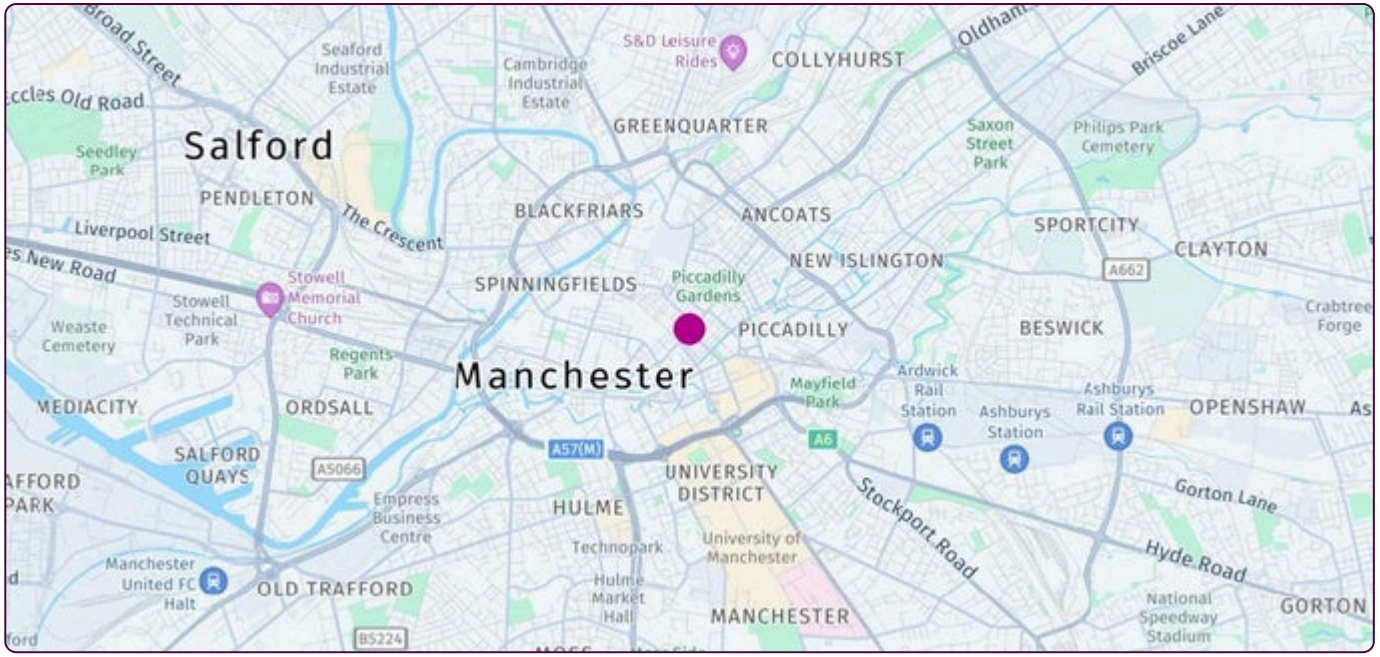
WAKUWAKU

54 Portland Street, Manchester, M1 4QU

LEASEHOLD: £200,000 ANNUAL RENT: £31,200 | REF: 5665050

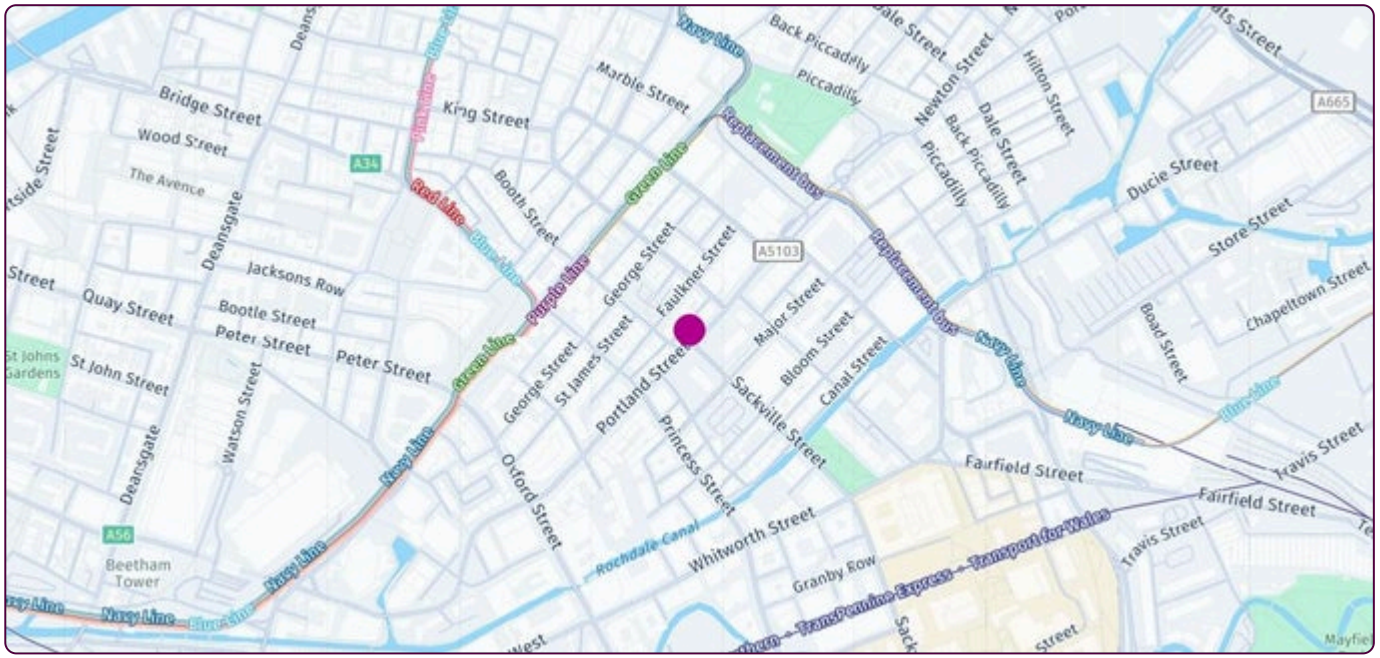
KEY HIGHLIGHTS

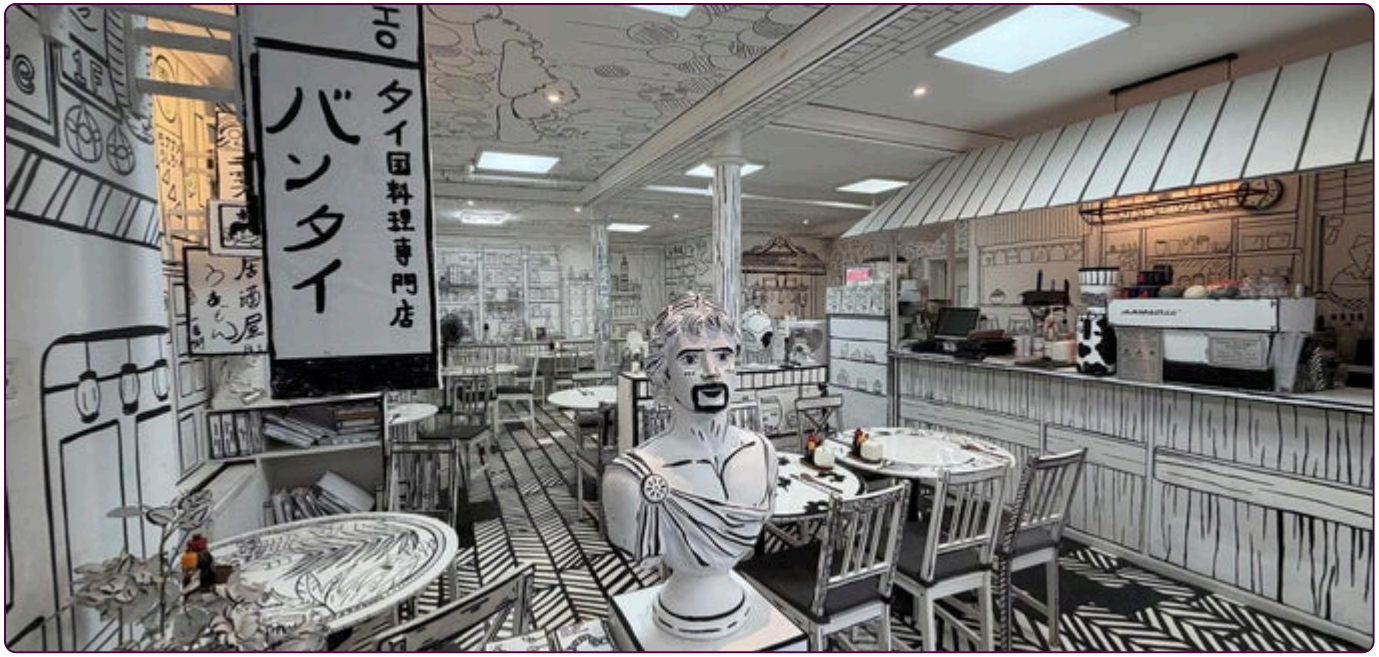
- 2D Japanese style restaurant
- 40 covers
- Viral restaurant concept
- £31,200 rent with new lease possible
- Turnover '25 - £1.2m
- EPC Rating - C



LOCATION

The premises occupies a prominent city centre position on Portland Street, one of Manchester's principal leisure and hospitality destinations. The property is situated moments from Chinatown, Piccadilly Gardens, Oxford Road and St Peter's Square, benefiting from strong pedestrian footfall throughout the day and evening from office workers, students, tourists and shoppers. The surrounding area is home to a diverse mix of independent operators, national brands, hotels and entertainment venues, making it a highly sought-after trading location.









DESCRIPTION

Wakuwaku is one of Manchester's most distinctive hospitality venues and is widely recognised as the UK's first dedicated 2D Japanese restaurant. The concept has garnered significant attention thanks to its immersive hand-drawn interior, which transforms the entire venue into a monochrome, illustrated environment. Created over many months by the owners themselves, the design extends across the walls, ceilings, fixtures and furnishings, delivering a truly unique customer experience and a highly marketable social media presence.

INTERNAL DETAILS

The premises provide approximately 35-40 covers within an open-plan customer dining area incorporating a feature bar and service counter. To the rear is a fully fitted commercial catering kitchen together with ancillary storage accommodation and customer toilet facilities. The venue is presented to an excellent standard throughout and is equipped to continue trading immediately, offering purchasers a genuine turnkey opportunity requiring minimal additional capital expenditure.

THE OPPORTUNITY

This represents a rare opportunity to acquire an established, highly profitable and fully operational hospitality business in the heart of Manchester city centre. The business benefits from a loyal customer base, strong brand recognition and a unique proposition that is difficult to replicate. The operation can be run fully staffed, making it suitable for both owner-operators and arms-length purchasers seeking a managed business model. The current lease expires in 2029, with the potential for a longer-term commitment available subject to landlord approval. Opportunities to acquire a profitable, fully fitted restaurant with such a distinctive identity in a prime city centre location are exceptionally rare.



FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

BUSINESS RATES

The Rateable Value is £22,000 with effect from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License







TRADING INFORMATION

Turnover '25 - £1,189,414

GP ' 25 - £707,207 (59.5%)

Adj Nett '25 - £110,883 (9.3%)

TRADING HOURS

Tuesday - Saturday - 12.00pm - 10.00pm

Sunday - 12.00pm - 9.30pm



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

RCC Business Mortgages plc, trading as Christie Finance, is authorised and regulated by the Financial Conduct Authority. Our Firm Reference number is 709982. Not all types of business we undertake is authorised and regulated by the Financial Conduct Authority. Christie Finance operate as an intermediary and are not a principal lender.

CHRISTIE FINANCE
Part of the Christie Group

INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

Christie Insurance is a trading name of RCC Insurance Brokers plc. Registered in England No. 0083266. Registered Address: Whitefriars House, 6 Carmelite Street, London, EC4Y 0BS,. Authorised and regulated by the Financial Conduct Authority. FCA No. 980433.

CHRISTIE INSURANCE
Part of the Christie Group

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JAMES DODD
Business Agent - Pubs and Restaurants
T: +44 7561 114 985
E: james.dodd@christie.com

CHRISTIE & CO