

Gifford Dixon

Commercial Property

TO LET



1 Barlow Moor Road, Didsbury, Manchester, M20 6TN

First Floor Office Premises

55.48 Sq M (597 Sq Ft)

£8,000 P.A.

gifforddixon.co.uk

0161 667 1317

LOCATION

Situated in the heart of Didsbury village the property is prominently located on the corner of Wilmslow Road and Barlow Moor Road, one of South Manchester's most affluent leisure and residential locations.

Manchester City Centre is situated approximately 6 miles to the north with excellent transport links, being located approximately 1 mile from junction 4 of M60 and within easy walking distance of Didsbury Village metro link station.

Nearby users include amongst others Evans Fishmongers, Marks & Spencers, Costa Coffee and Santander Bank PLC.

DESCRIPTION

The property comprises a three storey corner terrace brick built building with a pitched slate roof incorporating dormer roof windows. The subject premises occupy the first floor of the property and offer substantial office accommodation in the heart of Didsbury village with the following features:

- Phone & internet points to all rooms
- uPVC double glazed windows
- Secure private access and alarm system

A Separate access to the subject office premises is provided via a passageway between Axons Butchers shop and the Nelson public house, which leads to stairs to the following accommodation:

First Floor	(Sq Ft)	(Sq M)
Office 1 (incorporating kitchenette)	231	21.48
Office 2	221	20.54
Office 3	145	13.46

Plus W.C. facility to the entrance foyer at the top of the stairs

BUSINESS RATES

We understand from the VOA website that the current (2010) Rateable Value is £6,600.

Small business rate relief may be available on these premises, depending on the ingoing tenants' individual circumstances. Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable.

LEASE TERMS

The premises are available on a new Internal Repairing & Insuring lease for a minimum of 3 years with other terms to be agreed.

RENT

£8,000 per annum.

VAT

We understand that VAT is not applicable to the rent on this property.

LEGAL COSTS

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

POSSESSION

Vacant possession is available on completion of all legal formalities.

SERVICES

It is understood that mains gas, electric, water and drainage are made up and connected to the property. Please note that water and drainage charges are included within the rent.

VIEWINGS

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Subject to contract
14th October 2016

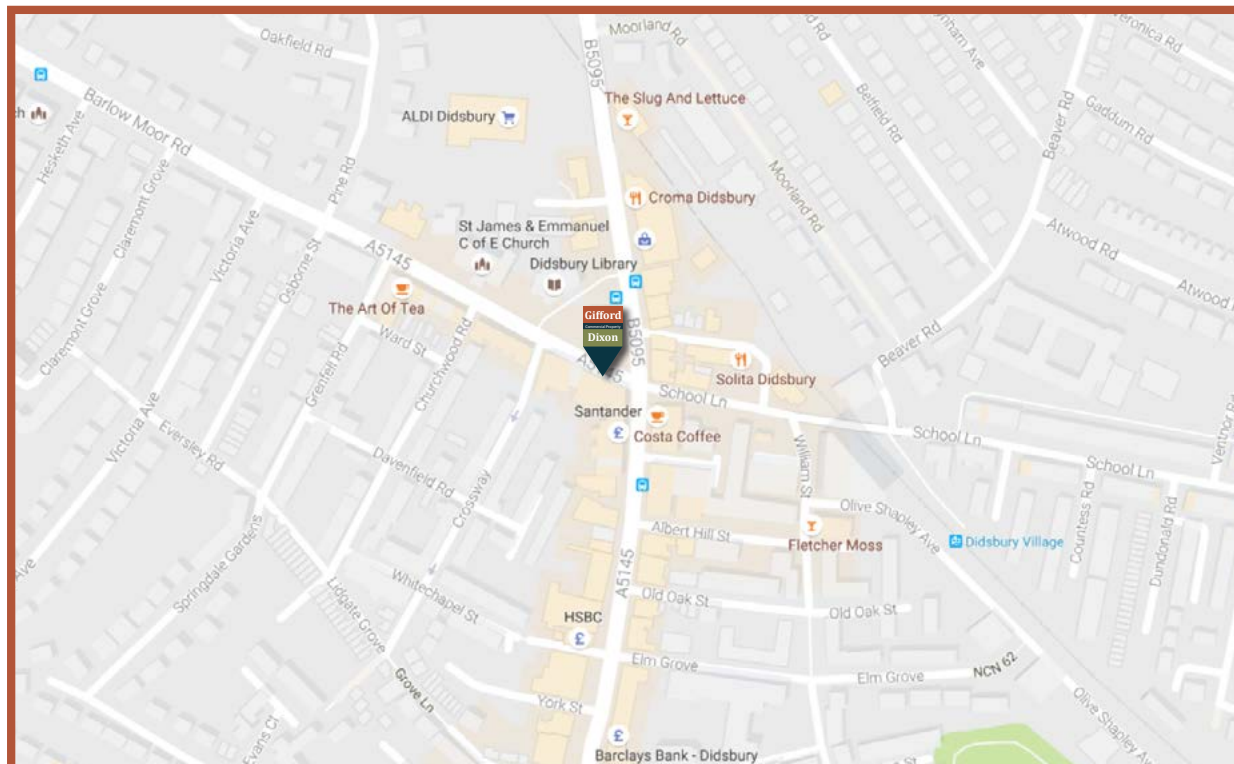
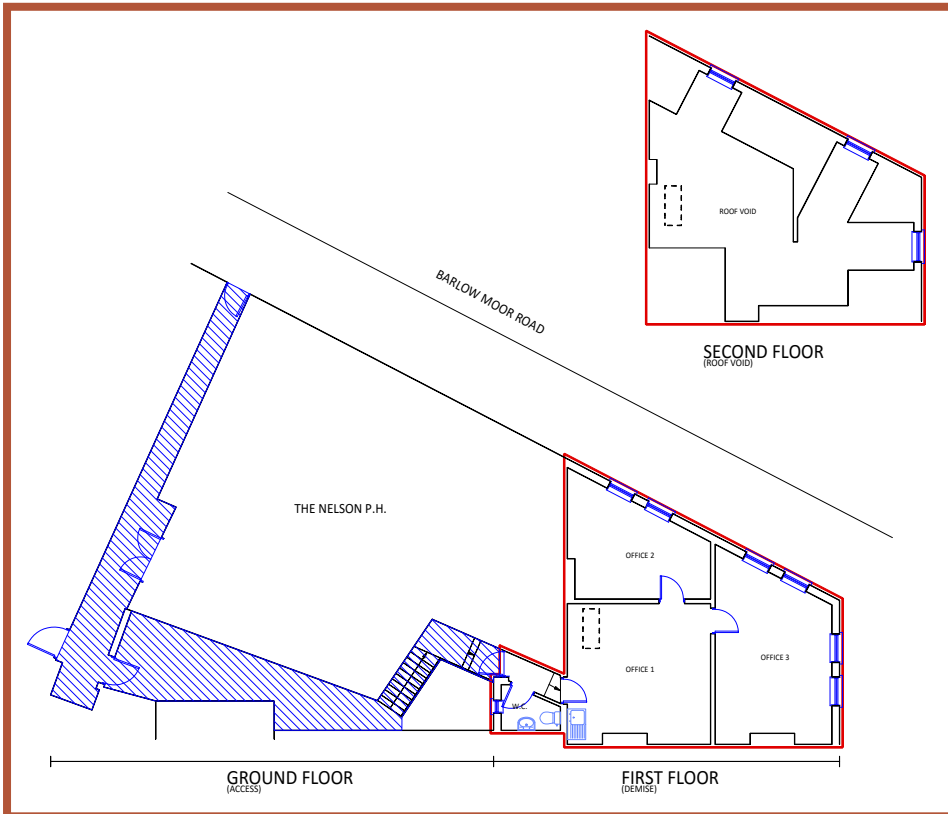
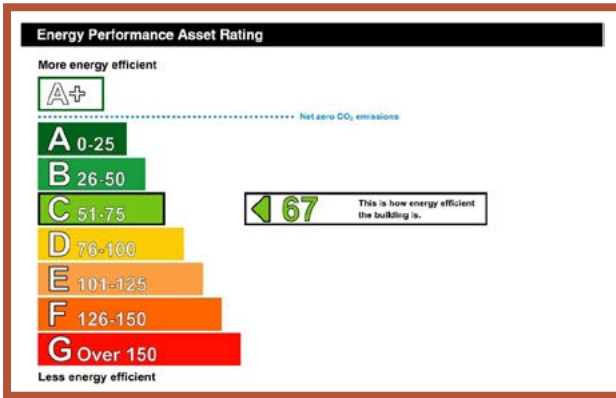
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The plans and drawings provided are not to scale and are for indicative purposes only