

Gifford Dixon

Commercial Property

TO LET



706a Wilmslow Road, Didsbury, Manchester, M20 2DW

First & Second Floor Office Premises

32.5 Sq M (350 Sq Ft)

£7,200 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

Situated in the heart of Didsbury village, the property fronts onto Wilmslow Road, one of South Manchester's most popular 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 the M60 motorway and within easy walking distance of Didsbury Village metrolink station.

Nearby occupiers include amongst others Marks & Spencers, Costa Coffee and Santander Bank PLC.

DESCRIPTION

The property comprises a three-storey mid terrace brick built building beneath a pitched slate roof. The subject of this letting comprise part of the first floor and the whole of the second floor, and offer modern office accommodation in the heart of Didsbury village with the following features:

- Phone & internet points to all rooms
- Modern fitted kitchen & bathroom to first floor
- Majority uPVC double glazed windows

ACCOMMODATION

Separate access to the subject office premises is provided via key fob entry gate to the rear of the property of Crossway, where an entrance complete with intercom facility leads to the following accommodation:

First Floor	(Sq Ft)	(Sq M)
Kitchen	38	3.5
Bathroom	N/A	N/A
Second Floor	(Sq Ft)	(Sq M)
Front office	156	14.5
Rear office	156	14.5

EPC

C (61)

BUSINESS RATES

Rateable Value (2017 List) – £3,750

100% Small Business Rate Relief may be available depending on the ingoing tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

LEASE TERMS

The premises are available by way of a new minimum 3-year lease on effective Full Repairing & Insuring Terms (FRI), with other terms to be agreed.

RENT

£7,200 per annum.

SERVICE CHARGE

An annual charge is levied by the landlord to cover buildings insurance, waste disposal, alarm and boiler maintenance at a current cost in the region of £600 pa.

VAT

We understand that VAT is not applicable to this property.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in this transaction.

SERVICES

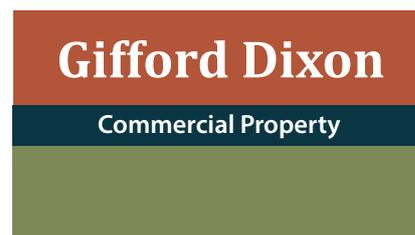
We understand that mains gas, electric, water and drainage are connected to these premises.

POSSESSION

Vacant possession is available on completion of all legal formalities.

VIEWINGS

Strictly by appointment with



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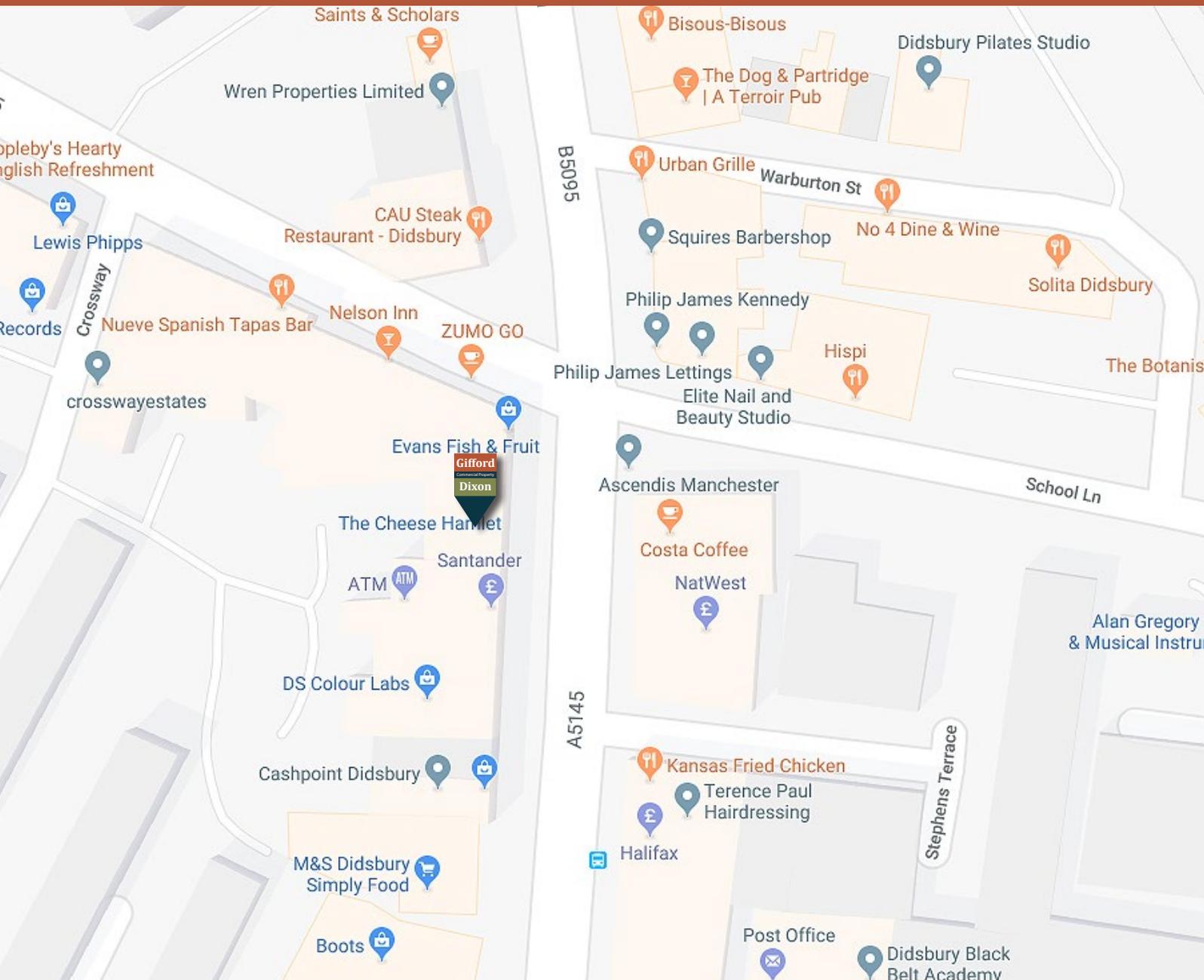
W: gifforddixon.co.uk

[@gifforddixon](https://www.instagram.com/gifforddixon)

Subject to contract
8th February 2018

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

Important Notice

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