

Gifford Dixon

Commercial Property

TO LET



835 Wilmslow Road, East Didsbury, Manchester, M20 5WD

Ground Floor Hairdresser Premises

Retail Unit 46.5 Sq M (501 Sq Ft)

£15,000 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

Situated on Wilmslow Road the property is within walking distance of Parrs Wood retail & leisure development and Didsbury village, one of South Manchester's most affluent leisure and residential locations.

Manchester City Centre is situated approximately 5 miles to the north, with excellent transport links being located less than 1 mile from junction 1 of M60 and M56. Additionally both East Didsbury train and metro-link stations are within easy walking distance.

Nearby users include Didsbury Family Law Solicitors and Tesco.

DESCRIPTION

We are delighted to bring to the market this established ground floor hairdresser premises along a busy and popular stretch in East Didsbury. The shop benefits from being fully renovated to a very high standard within the last 4 years and offers a true turn key opportunity to a similar business and is available full fitted out for a premium to be negotiated. Contact us for further information.

The property comprises a three storey end terrace brick built building under a pitched slate roof. The subject premises occupy the ground floor and benefit from customer entrance fronting Wilmslow Road and separate staff entrance to the rear, together with customer car park. The following accommodation is available:

Ground Floor	Sq M	Sq Ft
Main salon/ shop	24.6	265
Backwash/room area	16.4	177
Staff room	4	43
Boiler/ cleaning cupboard	1.5	16

Plus customer W/C facility to side of backroom and customer/ staff car park to rear.

LEASE TERMS

The premises are available on a new effective FRI (fully repairing and insuring) lease on a minimum 6 year lease with 3 yearly upward only rent reviews and other terms to be agreed.

EPC RATING

C(67)

BUSINESS RATES

(2017 List) – £10,250

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.

RENT

£15,000 per annum

SERVICES

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

VAT

We understand that VAT is not applicable on this property.

LEGAL COSTS

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

POSSESSION

Vacant possession is available on completion of all legal formalities.

VIEWINGS

Strictly by appointment with

Gifford Dixon

Commercial Property

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Subject to contract

15th August 2018

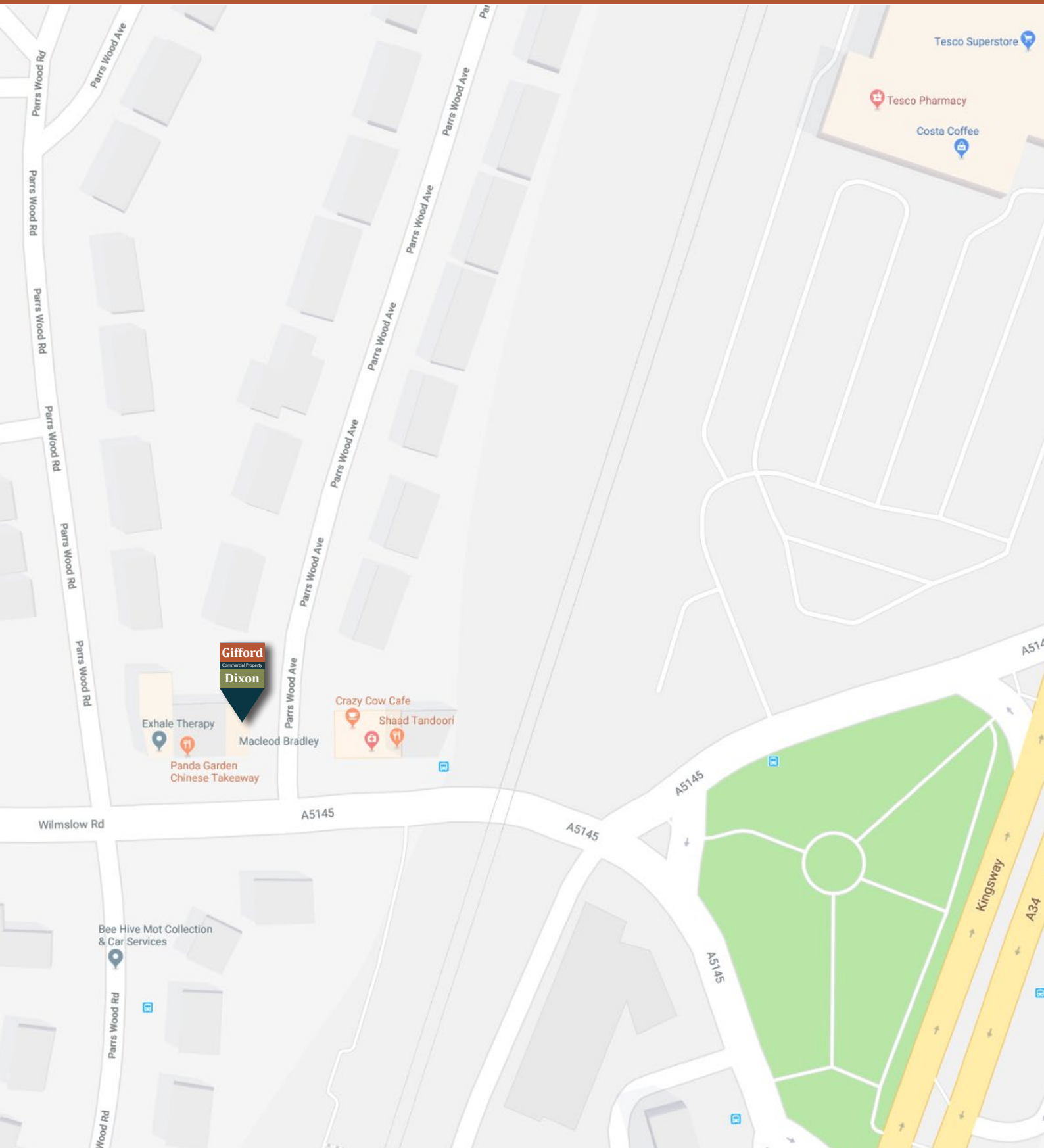
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The plans and drawings provided are not to scale and are for indicative purposes only.

Important Notice

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