

Gifford Dixon

Commercial Property

TO LET



31 Barlow Moor Road, Didsbury, Manchester, M20 6TW

First Floor Office Premises

495 Sq Ft (46 Sq M)

£8,000 P.A.

gifforddixon.co.uk

0161 667 1317

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LOCATION

Situated on Barlow Moor Road the property is within short walking distance of Didsbury town centre, one of South Manchester's most affluent leisure and residential locations in Manchester.

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.

DESCRIPTION

The property comprises a two storey end terrace brick built building under a pitched slate roof. The subject premises occupy the first floor via private ground floor entrance on Barlow Moor Road.

ACCOMMODATION

A solid timber door from Barlow Moor Road leads to a shared entrance vestibule and a private door to the first floor accommodation where the following accommodation can be found:

First Floor	(Sq Ft)	(Sq M)
Office 1	93	8.63
Office 2	250	23.16
Office 3/ reception	103	9.61
Kitchen	49	4.6

Plus w/c facility to rear of premises.

BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £5,600.00. Small business rates may well be available on these premises, depending on the incoming tenants' individual circumstances.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

EPC

D (76)

LEASE TERMS

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 5 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.

SERVICES

It is understood mains electric, water and drainage are made up and connected to the property.

VIEWINGS

Strictly by appointment with



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Subject to contract

21st November 2018

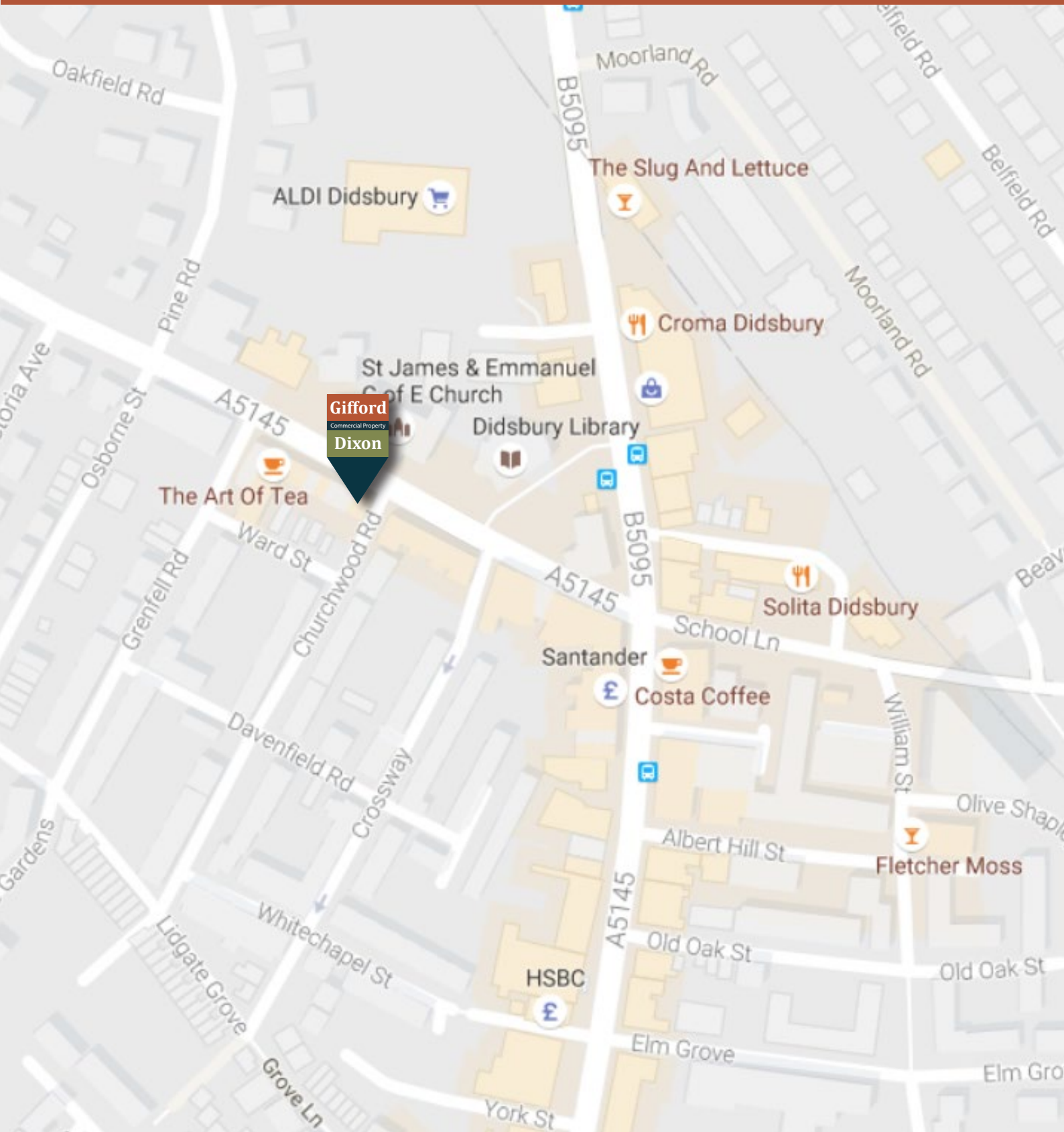
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The plans and drawings provided are not to scale and are for indicative purposes only.

Important Notice

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