

Gifford Dixon

Commercial Property

TO LET



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

Ground & First Floor Office/ Retail Premises

76.9 Sq M (828 Sq Ft)

£20,000 per annum

gifforddixon.co.uk

0161 667 1317

Gifford Dixon

LOCATION

Situated on the corner of a prominent parade along Barlow Moor Road in Didsbury village, close to the junction linking Barlow Moor Road and Wilmslow Road, amongst predominantly local retailers and restaurateurs serving the prosperous Didsbury community.

Manchester City Centre is situated approximately 6 miles to the North with excellent transport links, being less than 1 mile from Junction 4 of the M60 motorway and within easy walking distance of Didsbury Village metrolink station.

Nearby occupiers include amongst others Amanda James Hairdressers, RSPCA Charity Shop, Applebys Coffee shop, Ladbrokes and Axons Butchers.

DESCRIPTION

The property comprises a generous two-storey end terrace brick-built building beneath a pitched slate roof, with basement storage beneath. The whole property is available by way of a new lease, and offers office/retail accommodation in Didsbury village with the following features:

- Phone & internet points to all rooms
- Air conditioning
- Glazed and prominent shop frontage
- Kitchen & W/C facilities
- Small enclosed yard
- Private car park for up to 6 vehicles available separately

ACCOMMODATION

Access to this premises is located on Barlow Moor Rd, where a partially glazed door leads to the following accommodation: -

Ground Floor	(Sq Ft)	(Sq M)
Main shop/ office	348	32.3
Kitchen	87	8.05
First Floor	(Sq Ft)	(Sq M)
Front office	95	8.84
Rear office	92	8.59
Store/ server room	199	18.5

Plus male & female W/C's to rear and circa 21 Sq. M. of basement storage. A small enclosed yard is included in this lease, however a 6 vehicle car park is available beyond the demised premises by way of separate negotiation on a license agreement.

BUSINESS RATES

Rateable Value (2017 List) – £12,500

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 6-year lease on Full Repairing & Insuring Terms (FRI), with an upward only rent review at the end of the 3rd year and all other terms to be agreed.

EPC

An EPC has been commissioned and will be available on request.

RENT

£20,000 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 to this property.

LEGAL COSTS

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

POSSESSION

Vacant possession is available on completion of all legal formalities.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

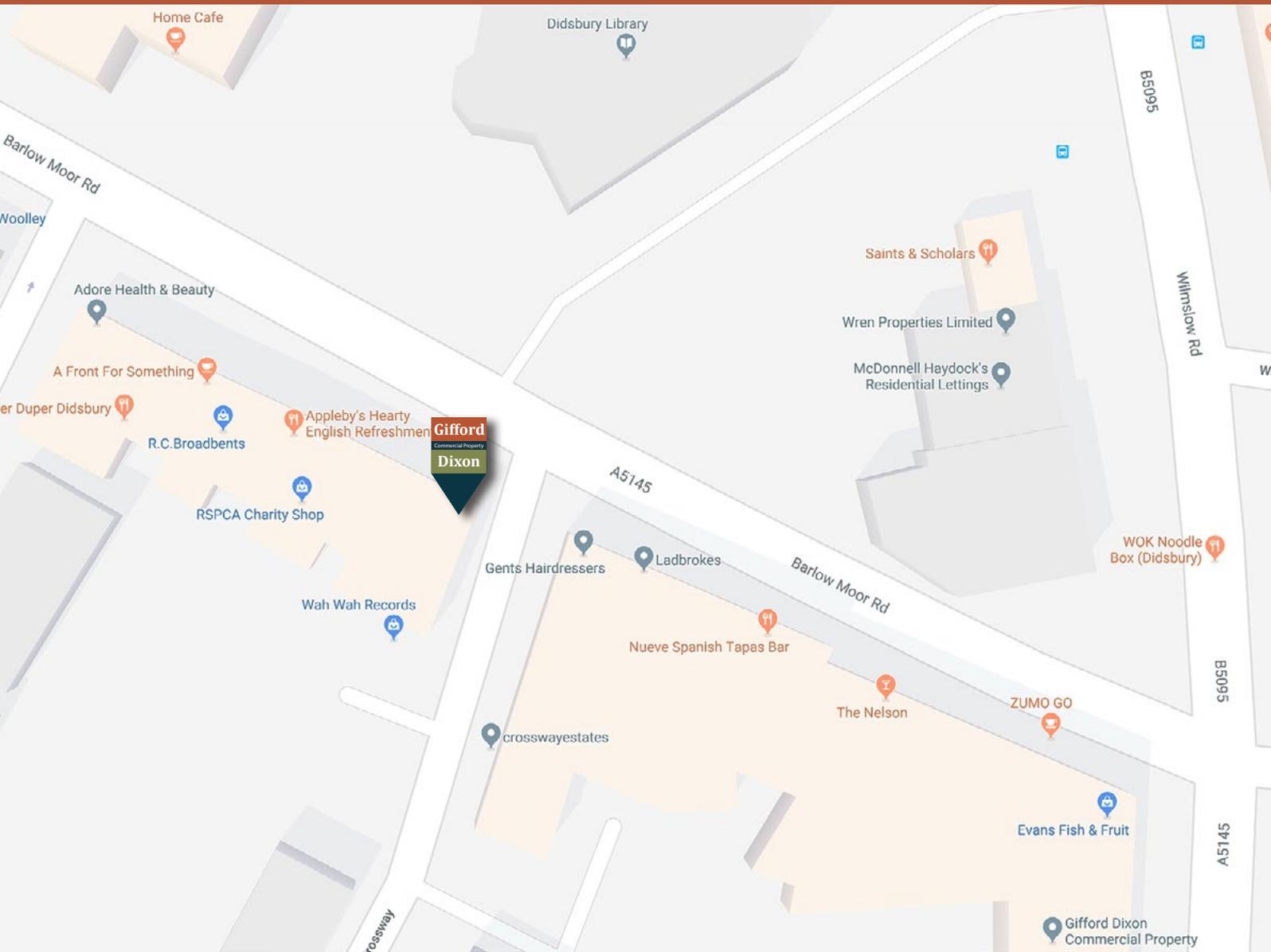
E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

Subject to contract 7th May 2019

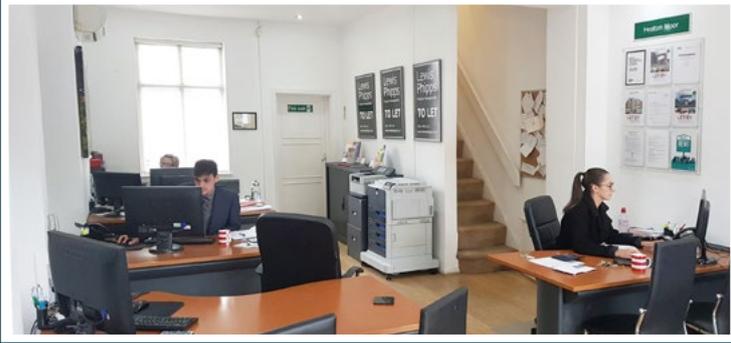
0161 667 1317

Gifford Dixon



0161 667 1317

Gifford Dixon



Important Notice

Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. The plans and drawings provided are not to scale and are for indicative purposes only.

0161 667 1317