

# Gifford Dixon

Commercial Property

## TO LET



**191 Fog Lane, Didsbury, Manchester, M20 6FJ**

**Ground Floor Shop Premises**

**62.9 Sq. M (677 Sq. Ft)**

**£9,600 per annum**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Situated towards the centre of a parade of local, regional and national retailers along Fog Lane close to the boundary between Didsbury and Burnage.

Manchester City Centre is situated less than 5 miles to the North via Kingsway with excellent transport links, being less than 3 miles from Junction 5 of the M60 motorway and within a minute walk of Burnage train station. Nearby occupiers include amongst others Coral Bookmakers, CJ's Studio Hairdressers and Top Pizza takeaway.

## DESCRIPTION

The property comprises a two-storey mid terrace brick-built building. The ground floor shop is available by way of a new lease, and offers open plan accommodation with the following features:

- New gridline suspended ceiling with inset lighting
- Newly installed consumer unit and electric circuits, with surface fixed plugs and sockets, and emergency lighting
- W/C facility & Kitchenette to rear corner of property
- Security shutters to doors and display window
- Private car parking to the rear

## ACCOMMODATION

Access to this premises is located off Fog Lane where a largely glazed aluminium door leads to the following accommodation:

Ground Floor	(Sq Ft)	(Sq M)
Main shop/ office	655	60.9
Kitchenette	22	2

Plus W/C and private car park to rear.

## BUSINESS RATES

Rateable Value (2017 List) – £6,800

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

## EPC

D (96)

## VAT

We understand that VAT is not applicable to this property.

## LEASE TERMS

The premises are available by way of a new minimum 6-year lease on effective 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.

## RENT

**£9,600 per annum.**

## SERVICE CHARGE

The current annual service charge on this unit amounts to £1,056 and is payable by equal quarterly payments of £264 in advance. This covers the tenants contribution towards Buildings Insurance, external repairs and decoration, and car park maintenance and cleanliness.

## SERVICES

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

## LEGAL COSTS

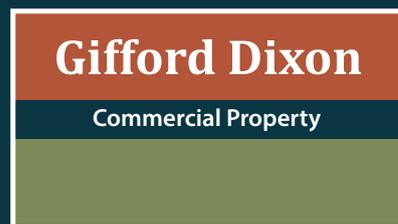
Each party are to be responsible for their own legal costs incurred in this transaction.

## POSSESSION

Vacant possession is available on completion of all legal formalities.

## VIEWINGS

Strictly by appointment with :



## Steven Gifford-Dixon

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Subject to contract  
30th July 2019

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