

# Gifford Dixon

Commercial Property

PRICE  
REDUCED

## FOR SALE



**129 Manchester Road, Chorlton-cum-Hardy  
Manchester, M21 9PG**

**Retail premises with substantial two bedroom flat above  
Offered on an attractive 7.1% yield based on  
an ERV of £32,000pa  
£450,000**

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

**0161 667 1317**

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## LOCATION

Occupying a prominent position along Manchester Road in Chorlton-cum-Hardy, one of South Manchester's most sought after and affluent areas. The property is located across the road from the former Chorlton Leisure Centre building.

Manchester City Centre is located less than 3 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway. Didsbury, Whalley Range, Stretford & Old Trafford are all within easy reach of the property, as is Manchester Airport which is located 6 miles south of the property. Additionally, regular bus services run along Manchester Road linking South Manchester to the City Centre and the property is just a short walk away from both Chorlton and Firswood Metrolink stops.

Other nearby occupiers include The Font Restaurant, Mary & Archie Restaurant, and Unicorn Grocery Workers Cooperative.

## DESCRIPTION

The property is a substantial three-storey end terrace premises with brick elevations beneath a pitched tile roof, and benefits from dual entry and frontage from both Manchester Road and Cheltenham Road. The property is offered with vacant possession and provides a generous open plan retail premises to the ground floor, with kitchen and toilet facility to the rear, plus access to the basement.

There is a substantial two bedroom flat over first and second floors, which is separately accessed via external steps off Cheltenham Road. This briefly consists of entrance hall, shower room, kitchen and generous lounge to first floor and 2 double bedrooms (which could be made into 3) plus family bathroom to the second floor. Additionally there is a small walled yard to the rear of the property.

## ACCOMMODATION

As measured on a net internal area basis (NIA) for the commercial accommodation and a gross internal area basis (GIA) for the residential accommodation in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	73.90 Sq. M.	796 Sq. Ft.
First Floor	65.70 Sq. M.	707 Sq. Ft.
Second Floor	52.90 Sq. M.	569 Sq. Ft.
<b>Total</b>	<b>192.50 Sq. M.</b>	<b>2,072 Sq. Ft.</b>

Plus W/C facility, basement and an enclosed yard to the rear of the retail unit.

## SALE PRICE

Offers in the region of **£450,000** are invited for the Freehold site.

This represents a generous 7.1% yield on the ERV of £32,000 for this substantial premises.

## TENURE

Freehold.

## EPC

Shop – C (73). Flat – E (53).

## RATES

The shop has a current rateable value (2017 listing) of £15,250. The current uniform business rate is 49.3p/£ - 2018/19.

Interested parties are advised to make their own enquiries with Manchester City Council regarding rates payable.

The flat has a Band A council tax rating

## LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

## VAT

We understand that VAT is not applicable to this sale.

## VIEWINGS

Strictly by appointment with the sole agent :



## Steven Gifford-Dixon

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Subject to contract  
2nd December 2019

# 0161 667 1317



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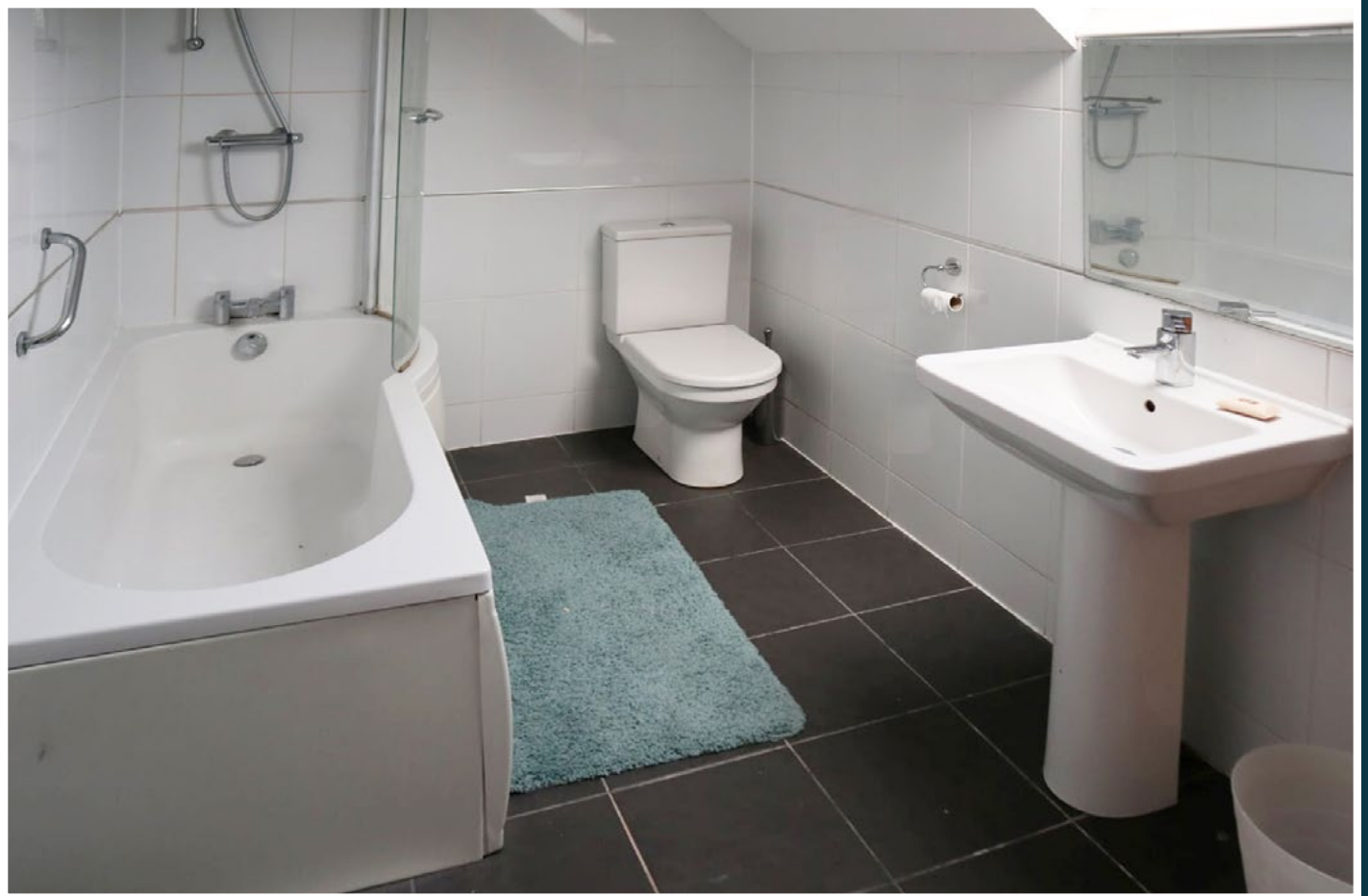
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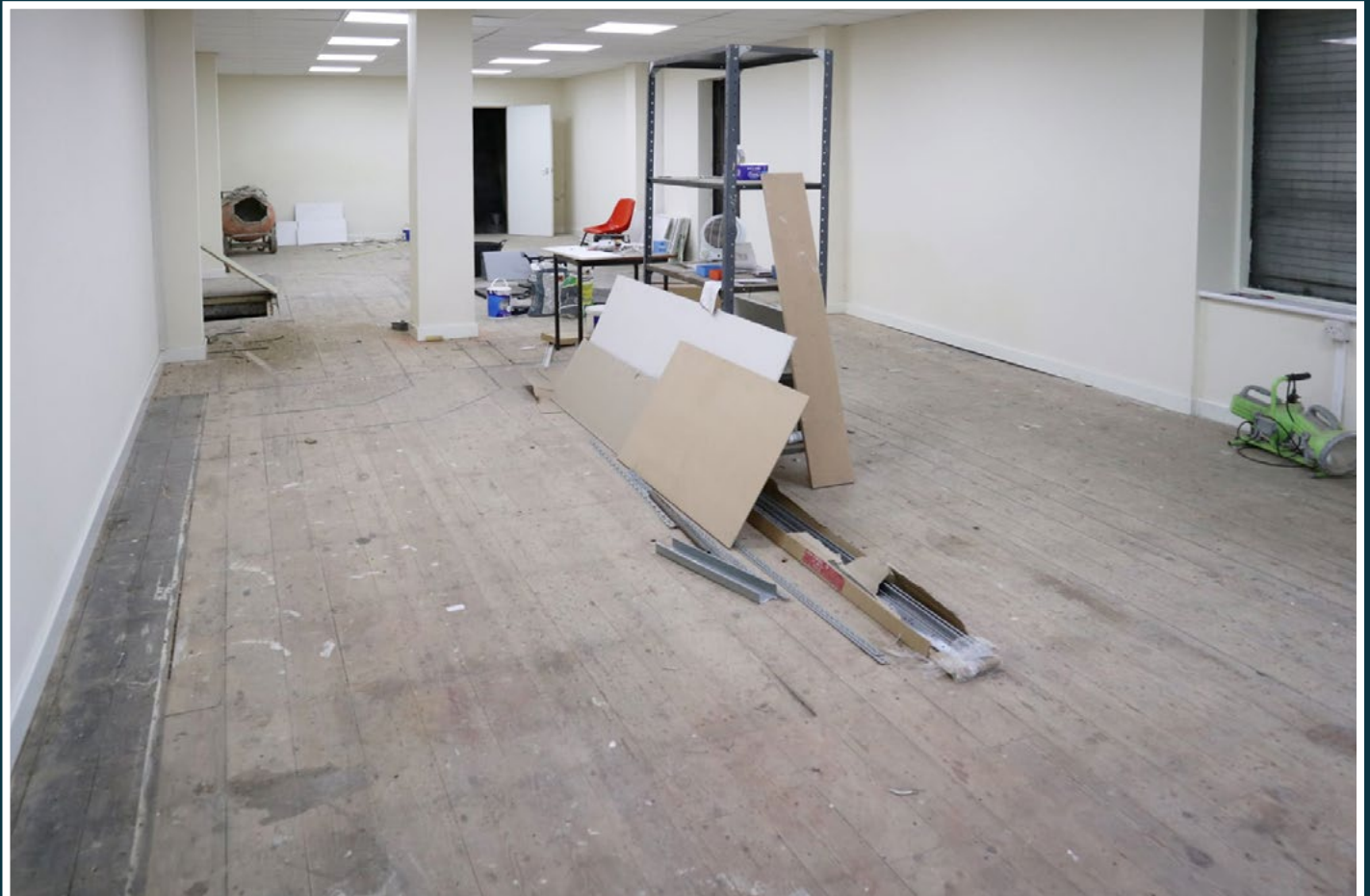
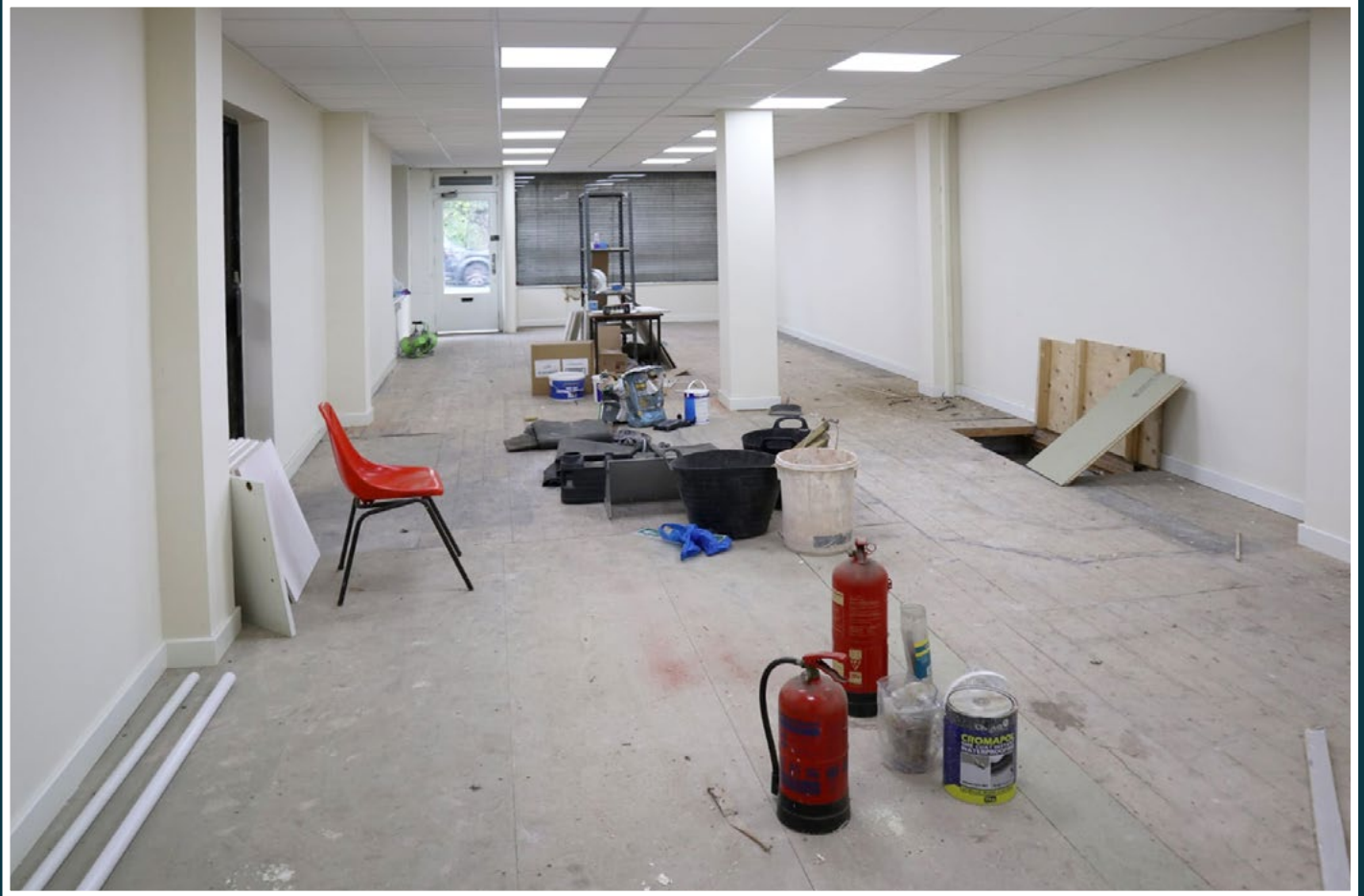
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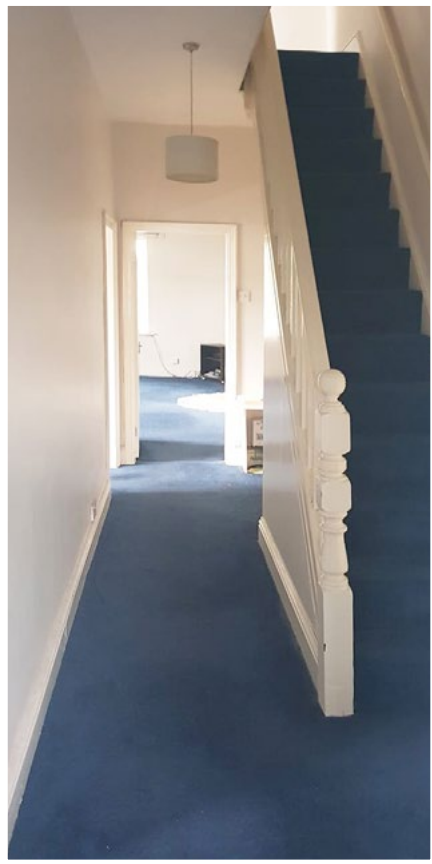


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