

Gifford Dixon

Commercial Property

TO LET



**Rear of 31-33 Barlow Moor Road, Didsbury
Manchester, M20 6TW**

**Workshop & Yard
1,246 Sq Ft (115.8 Sq M)**

£10,000 per annum

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.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 1 mile from junction 3 of the M60 and junction 1 of the M56 Motorway. Didsbury, Cheadle, Wilmslow and Stockport are all within easy reach of the property, as is Manchester Airport which is around 6 miles away. Additionally, regular bus services run along Wilmslow Road linking South Manchester to the City Centre and the property is just a short walk away from Didsbury Metro station.

DESCRIPTION

The workshop is a of single storey 'L' shaped construction, with both open and covered yard within the walled boundary, plus separate W/C facility to the rear. Access to the workshop is via sliding door off Ward Street, while the yard is accessed by double gated entrance off Churchwood Road.

Parking is available directly in front of the unit.

ACCOMMODATION

A timber sliding door off Ward Street leads to the following accommodation : -

Ground Floor	(Sq Ft)	(Sq M)
Workshop	695	64.6
Open Yard	408	37.9
Covered Yard	143	13.3

Plus separate W/C facility.

BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £1,925.00. Small business rates may well be available on this 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.

RENT

£10,000 per annum.

LEGAL COSTS

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

VAT

We understand that VAT is not applicable to the rent on this property.

TERMS

The premises are available on new FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

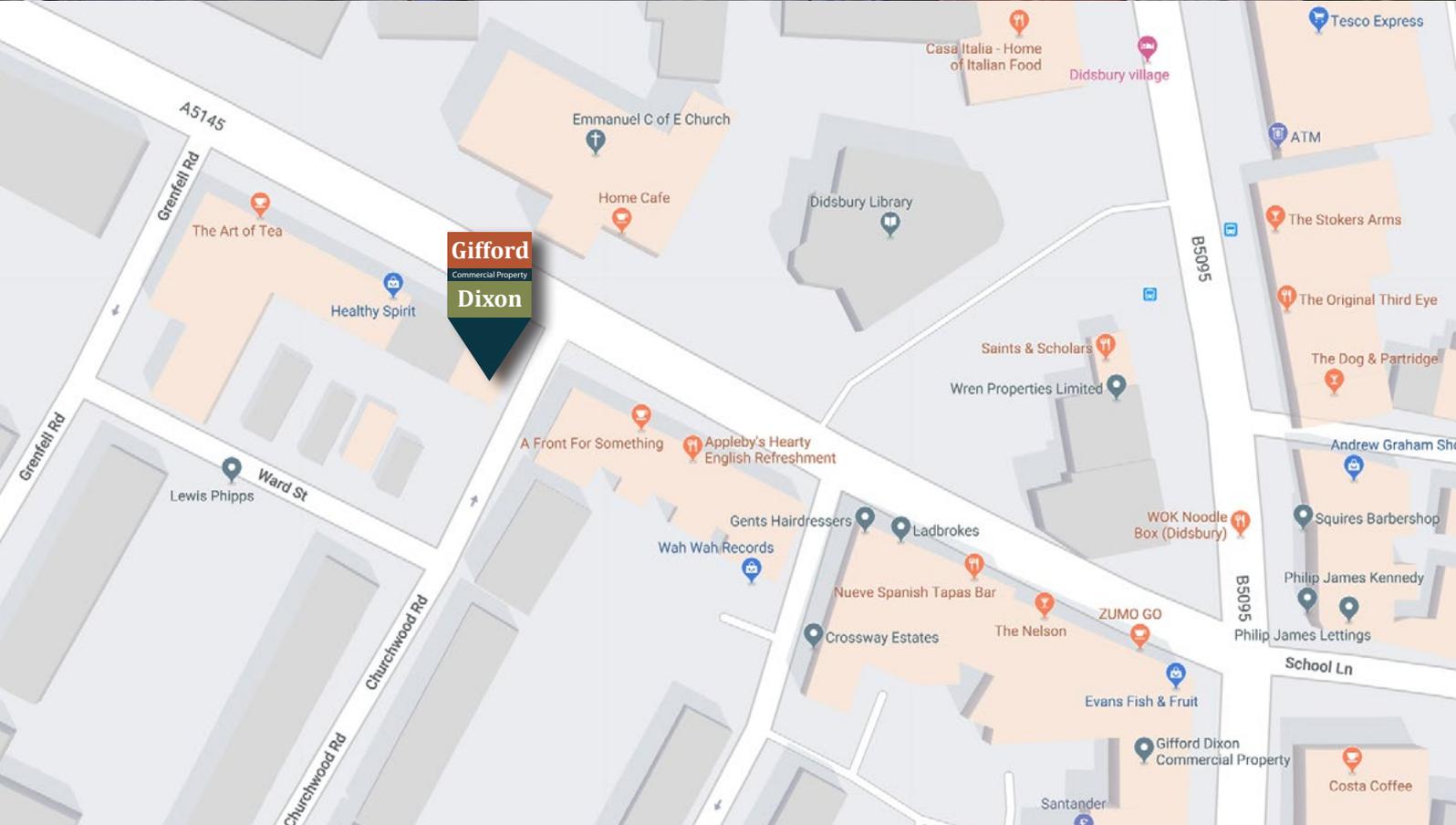
E: steven@gifforddixon.co.uk



Subject to contract
3rd December 2019

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