

# Gifford Dixon

Commercial Property

## TO LET



**Ladybarn House, Unit 4, 301 Wilmslow Rd, Fallowfield, M14 6ND**

**Ground Floor Retail Unit**

**864 Sq Ft (80.3 Sq M)**

**£21,000 per annum**

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

**0161 667 1317**

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## LOCATION

Situated within the Ladybarn house complex on the corner of Wilmslow Road and Moseley Road, the property is located centrally within Fallowfield, Manchester's principle student hub and home to the neighbouring Owens Park student accommodation.

Manchester City Centre is located less than 4 miles to the north, and the immediate area boasts excellent transport links, being around 3 miles from the M60 orbital motorway. Additionally, regular bus services run along Wilmslow Road linking Fallowfield to the City Centre and the property is within a mile of Levenshulme and Mauldeth Road train stations.

The area is known for providing a good mix of retail and leisure offerings. Other nearby operators include Subway, Sainsburys, Nandos and Manchester Student Homes.

## DESCRIPTION

The ground floor unit is accessed off Wilmslow Road and provides an open plan retail space with additional store, kitchen, staff room and W/C to the rear. Other uses are possible, subject to obtaining the necessary planning permissions.

To the rear of the unit is a private car park with 3 allocated spaces for this unit.

## ACCOMMODATION

An electric roller shutter door off Wilmslow Road leads to the following accommodation: -

Ground Floor	Sq. M.	Sq. Ft.
Shop	55.3	595
Store	4.5	48
Kitchen	5.4	58
Staff room	15.1	163

Plus separate W/C facility and 3 car parking spaces to the rear.

## RENT

**£21,000** per annum.

## VAT

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

## BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £17,000.

Small business rates may be available on this premises, depending on the ingoing 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.

## LEGAL COSTS

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

## TERMS

The premises are available on a new IRI (internal 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 the sole agent.

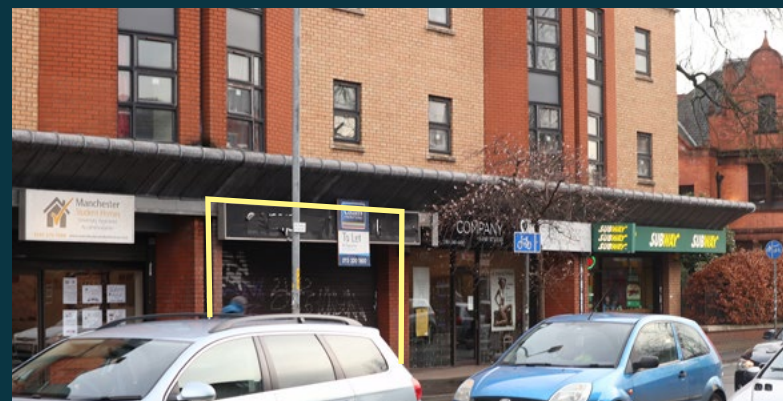


## Steven Gifford-Dixon

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Subject to contract

6th March 2020

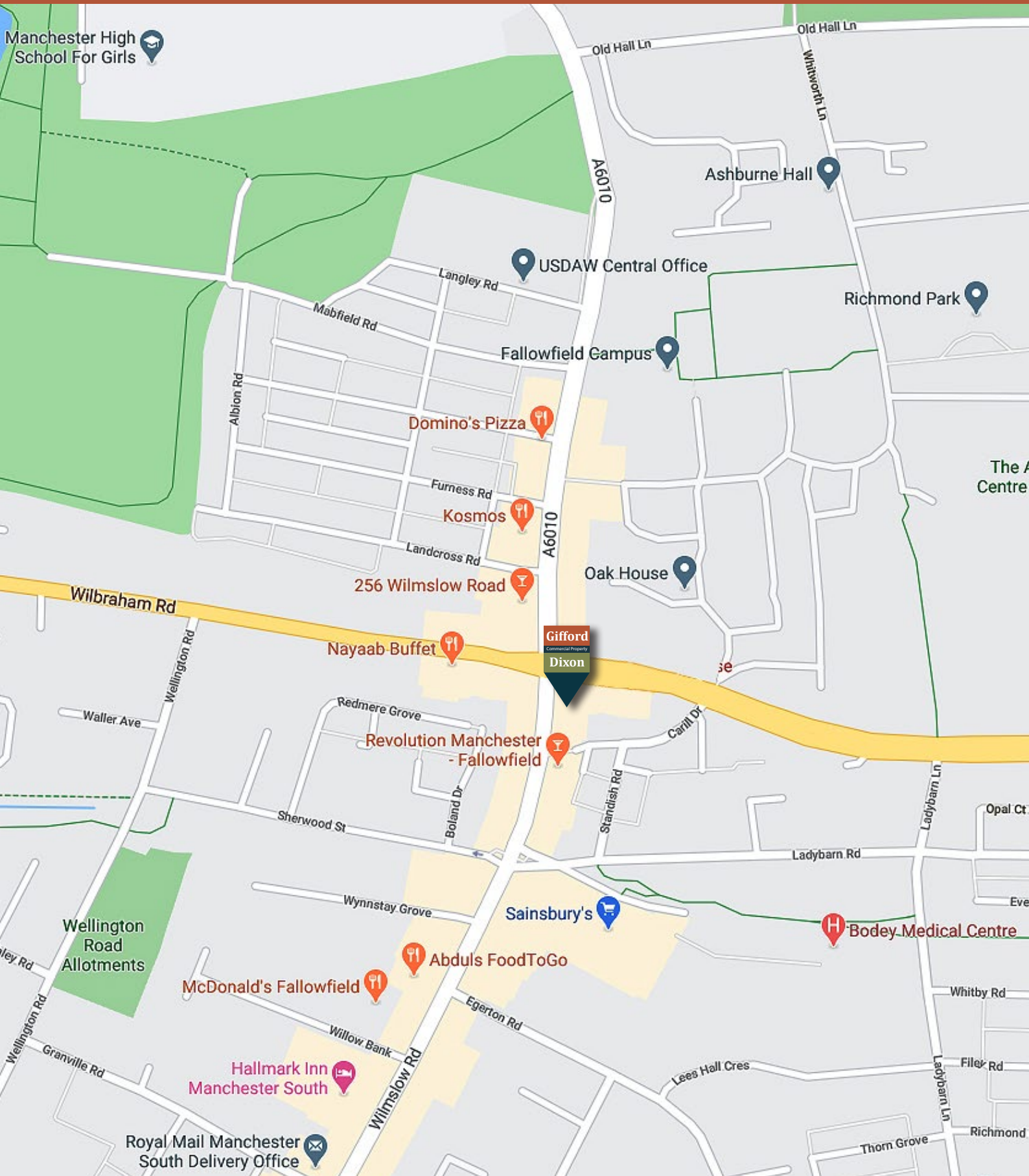
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