

Gifford Dixon

Commercial Property

TO LET



5 School Lane, Didsbury, Manchester, M20 6SA

Ground Floor Commercial Property

326 Sq Ft (30.25 Sq M)

£12,000 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in a prominent position along School Lane across from the Metrolink in Didsbury Village, one of South Manchester's most popular and affluent areas.

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.

Wilmslow Road benefits from several national operators including Barclays Bank, Café Nero, Costa, M&S Food, Boots and HSBC, but is also home to several local independent shops, cafes and restaurants. Didsbury Fish Bar and Results Inc Gymnasium are the immediate neighbouring properties.

DESCRIPTION

The property is a recently refurbished two-storey unit of brick construction under a pitched tiled roof. The property has recently been split into a single ground floor unit, with separate two bed flat above.

The subject of this letting is the commercial space to the ground floor only. Internally the ground floor is well presented throughout and is fit for immediate occupation. The main entrance door, complete with security shutter, leads to a generous open plan shop to the front, with kitchen, useful under stairs storage and staff w/c to the rear. To the rear of the property is an enclosed yard that provides shared access with the flat above and to the front is a small paved forecourt.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

COMMERCIAL	Sq. M.	Sq. Ft.
Shop	23.7	255
Kitchen/ Store	6.55	71

Plus w/c to rear

RENT

£12,000 per annum.

BUSINESS RATES

Rateable Value (2017 List) - £10,250

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

TERMS

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

LEGAL COSTS

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

SERVICES

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

EPC

C (71)

VAT

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

VIEWINGS

Strictly by appointment with:



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

E: steven@gifforddixon.co.uk

Subject to contract

24th September 2020

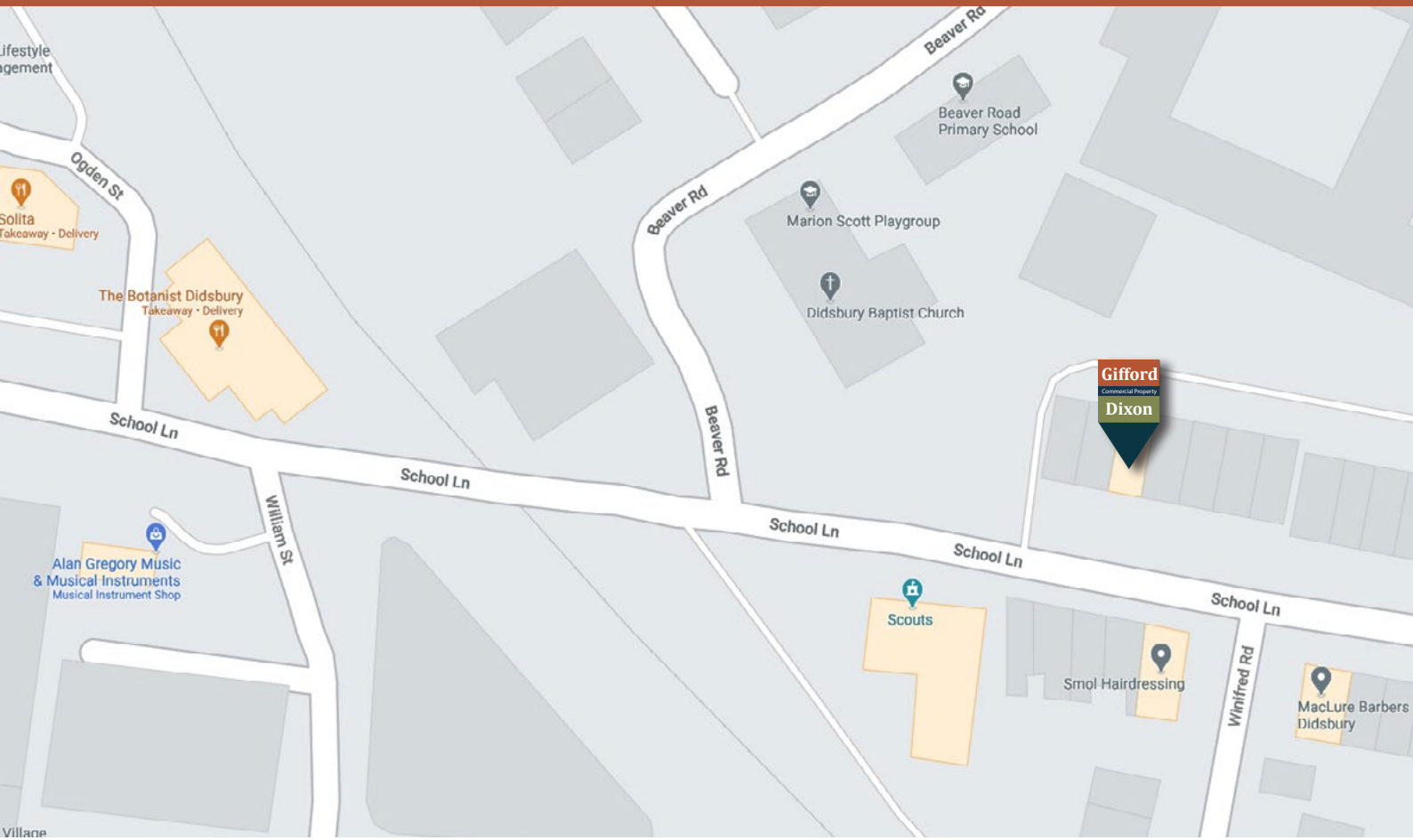
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