

Gifford Dixon

Commercial Property

TO LET



675 Wilmslow Road, Didsbury, Manchester, M20 6RA

Ground Floor and Basement

Commercial Property

740 Sq Ft (68.7 Sq M)

£24,000 per annum

0161 667 1317

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LOCATION

The property is situated in a prime position along Wilmslow Road 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, cafés and restaurants.

DESCRIPTION

The property is an attractive three-storey unit of brick construction under a pitched slate roof. The subject of this letting is the commercial space to the ground floor and basement.

The commercial unit, previously used as a barbers shop, is available for a number of uses including retail, café, restaurant, clinic and PT studio under a new 'E' rating (commercial, business and service) from the Town & Country Planning Order 2020.

Internally the ground floor is well presented and has a generous open plan retail area to the front with kitchen to the rear. The basement has been renovated to provide two good sized office/storage rooms plus toilet facility, boiler room and a further storage room.

ACCOMMODATION

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

GROUND FLOOR	Sq. Ft.	Sq. M.
Shop	332	30.8
Kitchen	78	7.2
BASEMENT		
Office/store	156	14.5
Office/store	144	13.4
Store	30	2.8

Plus W/C and boiler room to the basement and shared enclosed yard to the rear.

RENT

£24,000 per annum.

BUSINESS RATES

Rateable Value (2017 List) - £18,500

Rates payable are believed to be £9,084 pa (£49.1p multiplier – 2019/20).

TERMS

The ground floor and basement are available on a 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.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs in connection with this transaction.

EPC

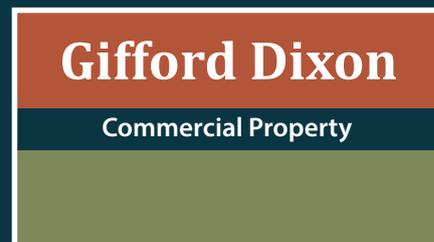
We understand that an EPC has been commissioned and will be made available on request.

VAT

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

VIEWINGS

Strictly by appointment with:



Steven Gifford-Dixon

M: 07779 263914

E: steven@gifforddixon.co.uk



Subject to contract
2nd October 2020

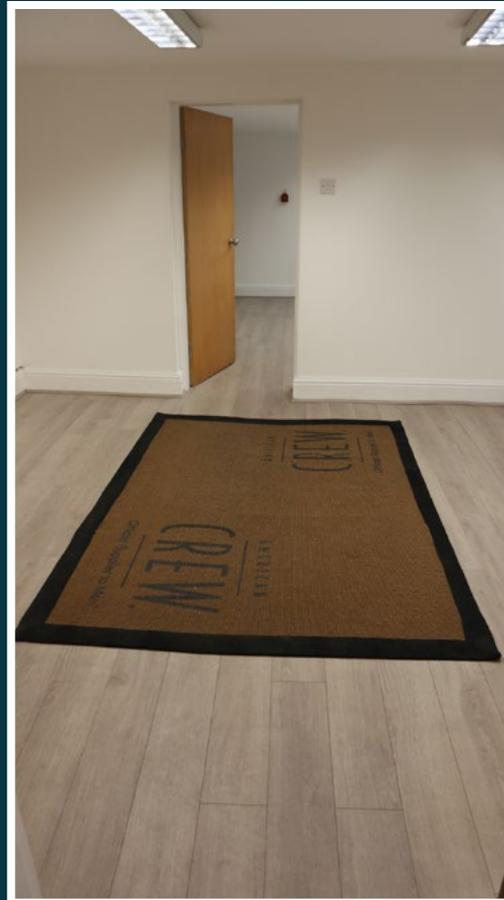
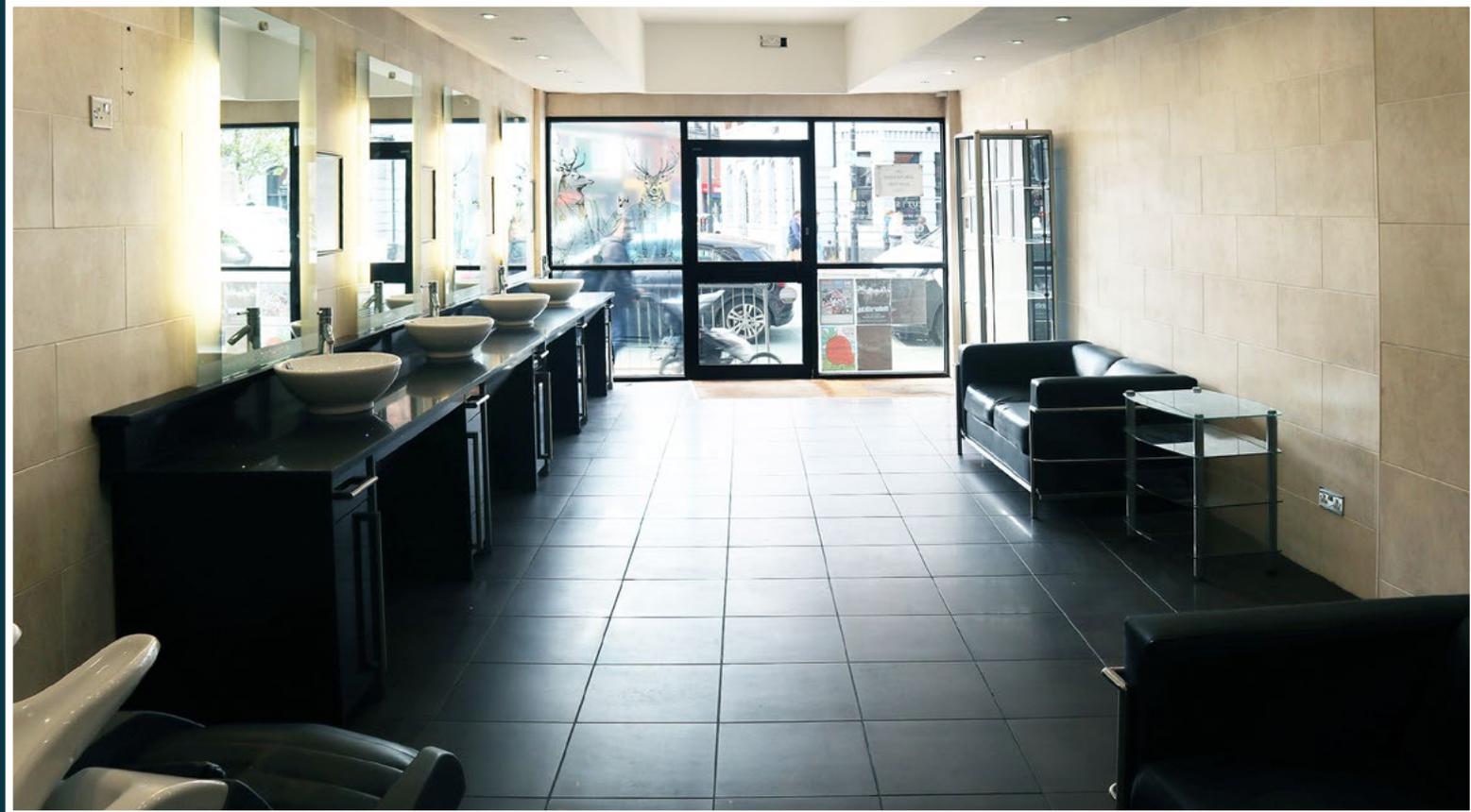
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