

Gifford Dixon

Commercial Property

TO LET



199a Fog Lane, Didsbury, Manchester, M20 6FJ

Ground Floor Commercial Premises

651 Sq Ft (60.5 Sq M)

£10,000 per annum

gifforddixon.co.uk

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LOCATION

This prominent parade is situated along Fog Lane close to the boundary between Didsbury and Burnage.

Manchester City Centre is situated less than 5 miles to the North via Kingsway with excellent transport links, being less than 3 miles from Junction 5 of the M60 motorway and within a minute walk of Burnage train station.

Occupiers include amongst others Coral Bookmakers, South Manchester Credit Union, CJ's Studio Hairdressers and Top Pizza takeaway.

DESCRIPTION

The property is a substantial detached two storey parade of brick construction under a pitched slate roof, with 6 garages and private gated car park to the rear.

The subject of the retail premises to the far right of the parade, and provides largely open plan retail space with storage, kitchen and W/C facilities, leading on to the rear car park.

The commercial space is available for a number of potential uses including office, retail, café, clinic and PT studio under a new 'E' rating (commercial, business and service) from the Town & Country Planning Order 2020.

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	536	49.8
Store	88	8.2
Kitchen	27	2.5
TOTAL	651	60.5

Plus W/C facility to the rear.

SERVICE CHARGE

A service charge is levied against each property based on the floor space that they occupy. Further details can be provided on request.

RENT

10,000 per annum

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.

EPC

D (79)

LEGAL COSTS

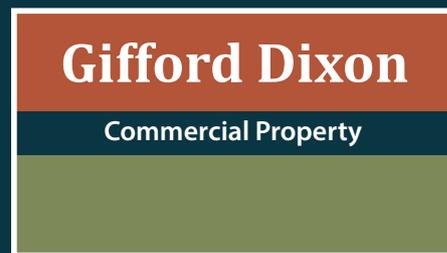
Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

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

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

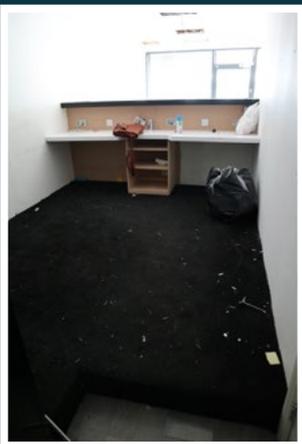
E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

Subject to contract
26th February 2021

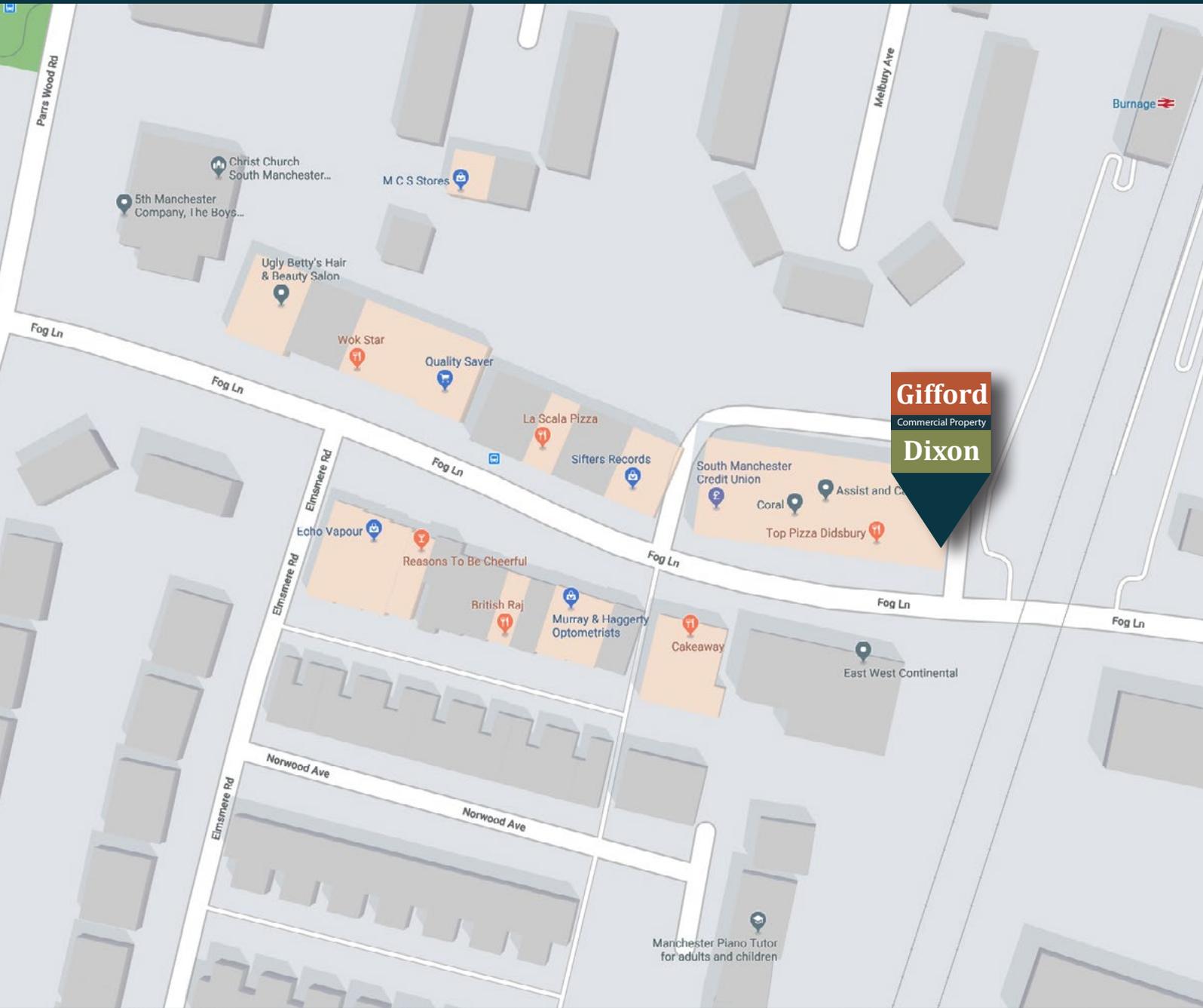
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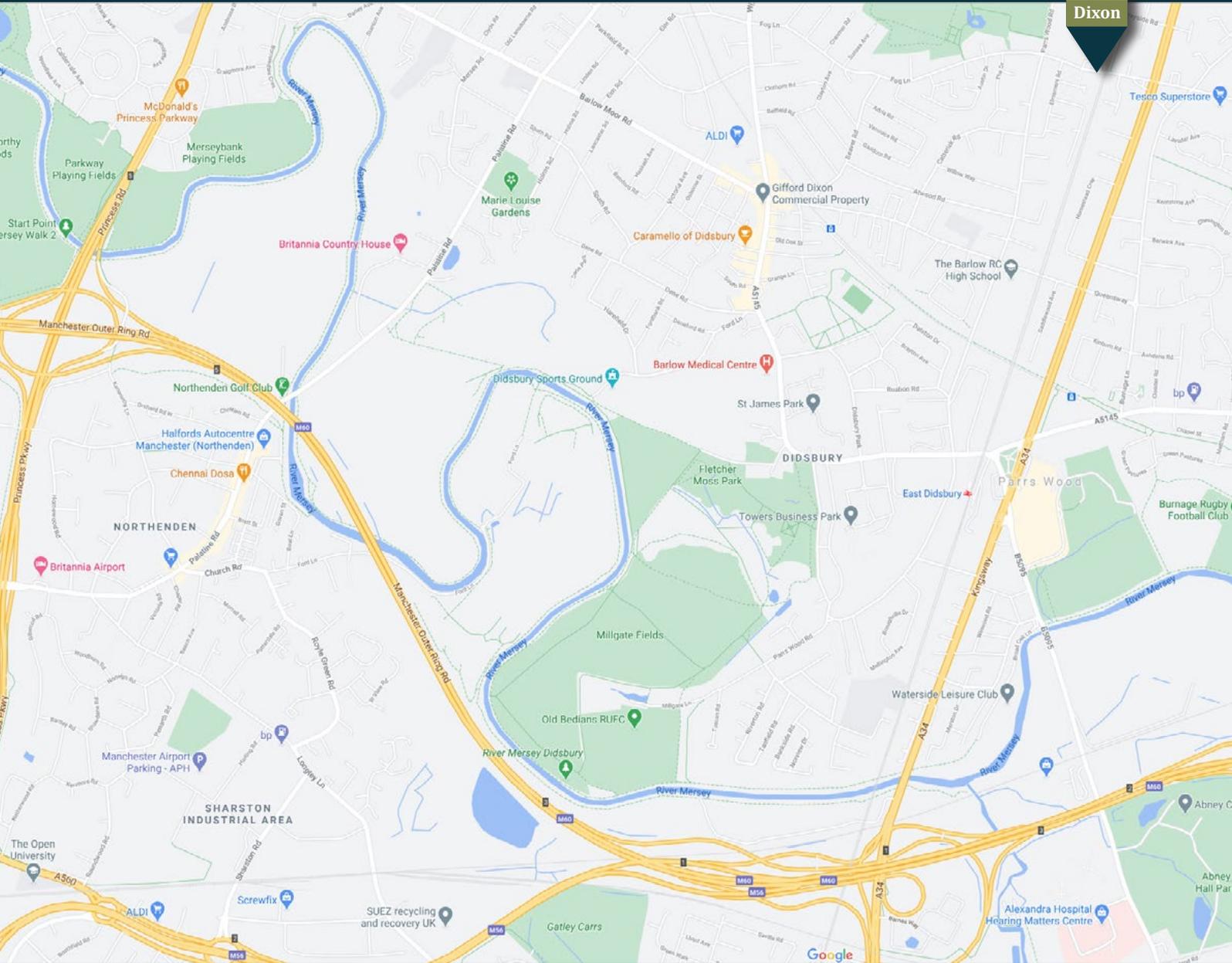
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