

# Gifford Dixon

Commercial Property

## TO LET



**624-626 Stockport Road, Longsight, Manchester, M13 0SH**

**Ground Floor Commercial Premises**

**Size: 76.4 Sq M (822 Sq Ft)**

**£24,000 per annum**

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

**0161 667 1317**

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## LOCATION

Situated on the A6 (Stockport Road) along a parade of local retailers bordering Levenshulme and Longsight and on a busy commuter & bus route into both Manchester & Stockport centre's.

Manchester City Centre is situated approximately 3 miles to the North West with excellent transport links, being located approximately a 10-minute drive from the M60 motorway junction 24 (Denton).

## DESCRIPTION

The property comprises a single storey end of terrace brick-built building under a flat felt roof, with small single storey extension to the rear. The whole building is available, including rear yard which has space for up to 2 vehicles. The property benefits from uPVC framed and glazed display windows and door with electric security shutters.

Internally the premises have been partitioned to provide an entrance reception area with meeting room off and a large open plan office with separate managers office beyond. The kitchen and W/C facilities are located within the rear extension, together with a small storage cupboard.

The commercial space is available for several 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)      |
|-----------------|------------|-------------|
| Reception       | 185        | 17.2        |
| Meeting Room    | 72         | 6.7         |
| Main Office     | 446        | 41.4        |
| Managers Office | 73         | 6.8         |
| Kitchen         | 40         | 3.7         |
| Storage         | 6          | 0.6         |
| <b>TOTAL</b>    | <b>822</b> | <b>76.4</b> |

Plus W/C and open yard to rear with space for up to 2 vehicles within a private gated entrance.

## EPC

E (102)

## LEASE TERMS

The premises are available by way of a new minimum 6-year lease on Full Repairing & Insuring Terms (FRI), with 3 yearly rent reviews and other terms to be agreed.

## RENT

**£24,000 per annum**

## BUSINESS RATES

Rateable Value (2017 List) – £19,250

Rates Payable are believed to be in the region of £9,606 based on a rate of 49.9p/£ (2020/21)

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in this transaction.

## SERVICES

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

## POSSESSION

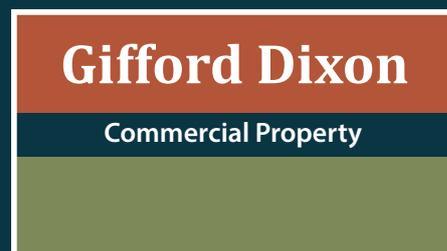
Vacant possession is available on completion of all legal formalities.

## VAT

We understand that VAT is not applicable to this property.

## VIEWINGS

Strictly by appointment with :



## Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

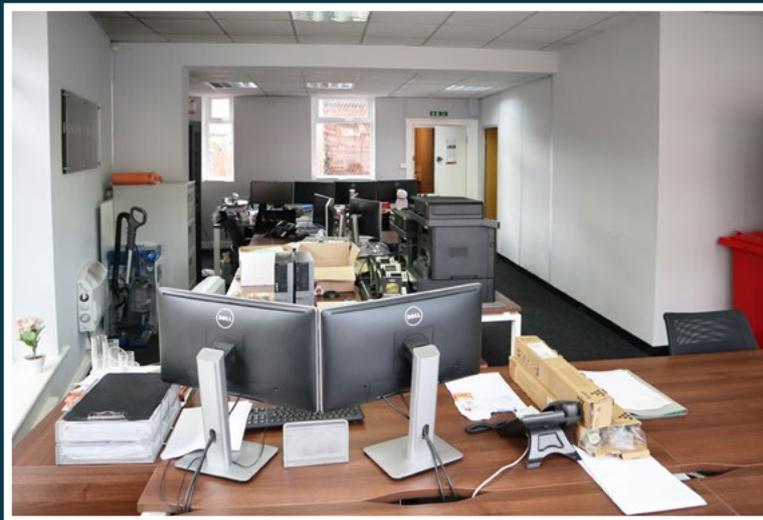
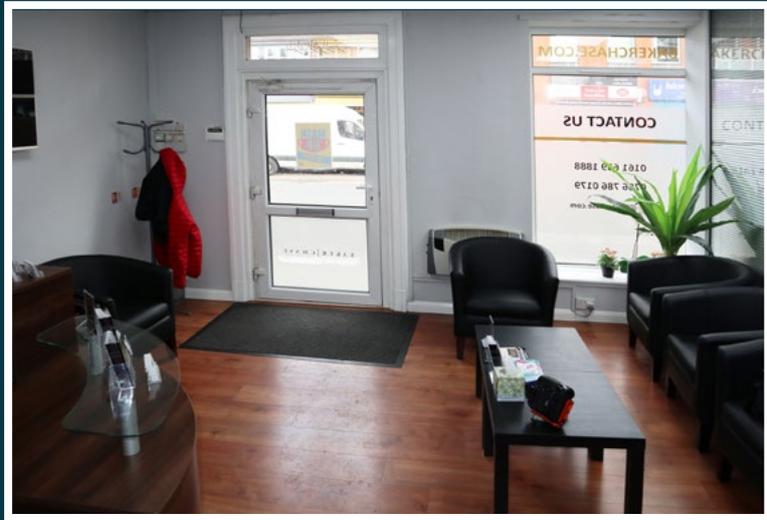
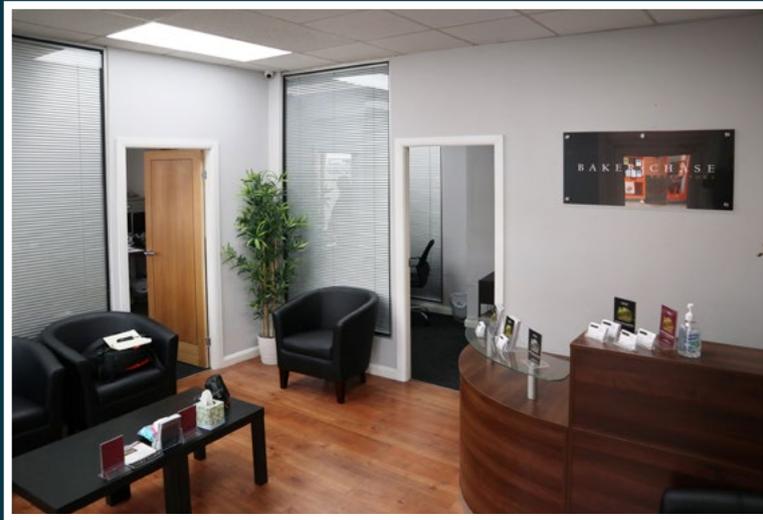
E: [steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

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

Subject to contract  
16th March 2021

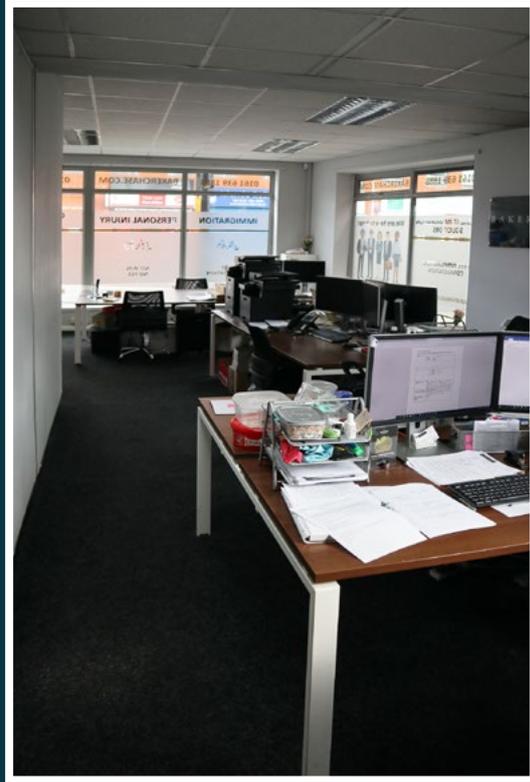
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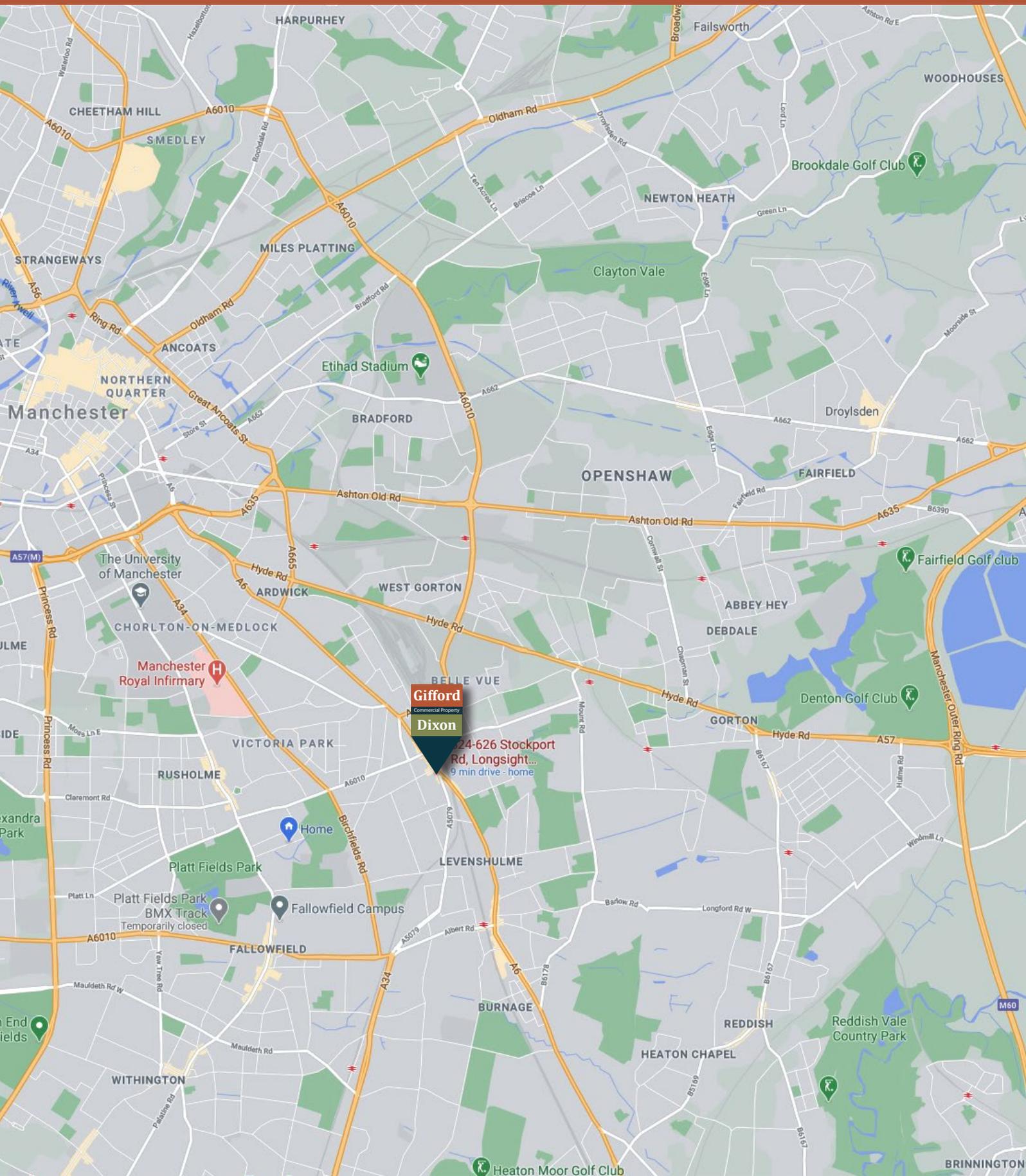
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