

# Gifford Dixon

Commercial Property

## TO LET



**129 Manchester Road, Chorlton-cum-Hardy, Manchester, M21 9PG**  
**Ground Floor & Basement Lock-up shop**

**£12,000pa - £18,000pa**

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

**0161 667 1317**

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## LOCATION

Occupying a prominent position on the corner of Manchester Road and Cheltenham Road in Chorlton-cum-Hardy, one of South Manchester's most sought after and affluent areas. The property is located across the road from the former Chorlton Leisure Centre building.

Manchester City Centre is located less than 3 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway. Didsbury, Whalley Range, Stretford & Old Trafford are all within easy reach of the property, as is Manchester Airport which located 6 miles south of the property. Additionally, regular bus services run along Manchester Road linking South Manchester to the City Centre and the property is just a short walk away from both Chorlton and Firswood Metrolink stops.

Other nearby occupiers include The Font Restaurant, Mary & Archie Restaurant, and Unicorn Grocery Workers Cooperative.

## DESCRIPTION

The property is a substantial three-storey end terrace premises with brick elevations beneath a largely pitched slate roof, and benefits from dual entry and frontage from both Manchester Road and Cheltenham Road.

The subject of this letting is the ground floor commercial space, which offers a generous open plan retail space to the front and kitchen and toilet facility to the rear, plus access to the basement and rear yard. There is also scope to take the front half of this retail premises alone.

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 area basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor		
Option 1 (Whole)	73.90 Sq. M.	796 Sq. Ft.
Option 2 (Front)	41.70 Sq. M.	449 Sq. Ft.

Plus W/C facility and basement.

## EPC RATING

C (73)

## BUSINESS RATES

The shop has a current rateable value (2017 listing) of £15,250. The current uniform business rate is 49.9p/£ (2020/21), therefore we estimate rates payable to be in the region of £7,610.

Interested parties are advised to make their own enquiries with Manchester City Council regarding rates payable.

## LEASE TERMS

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

## RENT

Option 1 (Whole) **£18,000pa**    Option 2 (Front) **£12,000pa**

## VAT

We understand that VAT is not applicable to this property.

## LEGAL COSTS

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

## SERVICES

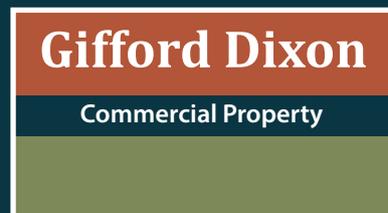
We understand that mains electric, water and drainage are connected to these premises.

## POSSESSION

Vacant possession is available on completion of all legal formalities.

## VIEWINGS

Strictly by appointment with the sole agent :



**Steven Gifford-Dixon**

M: 07779 263914

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

Subject to contract 8th June 2021

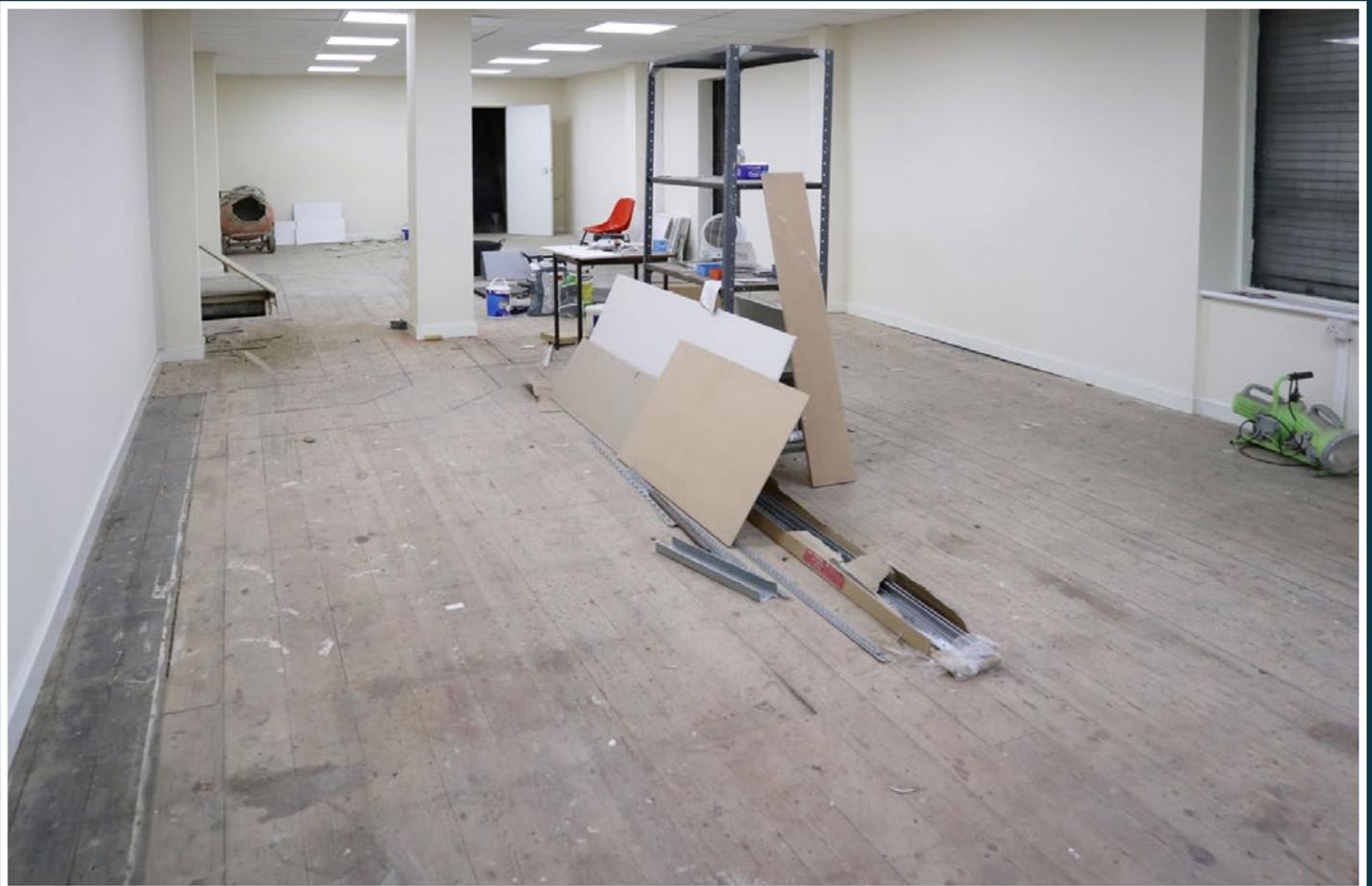
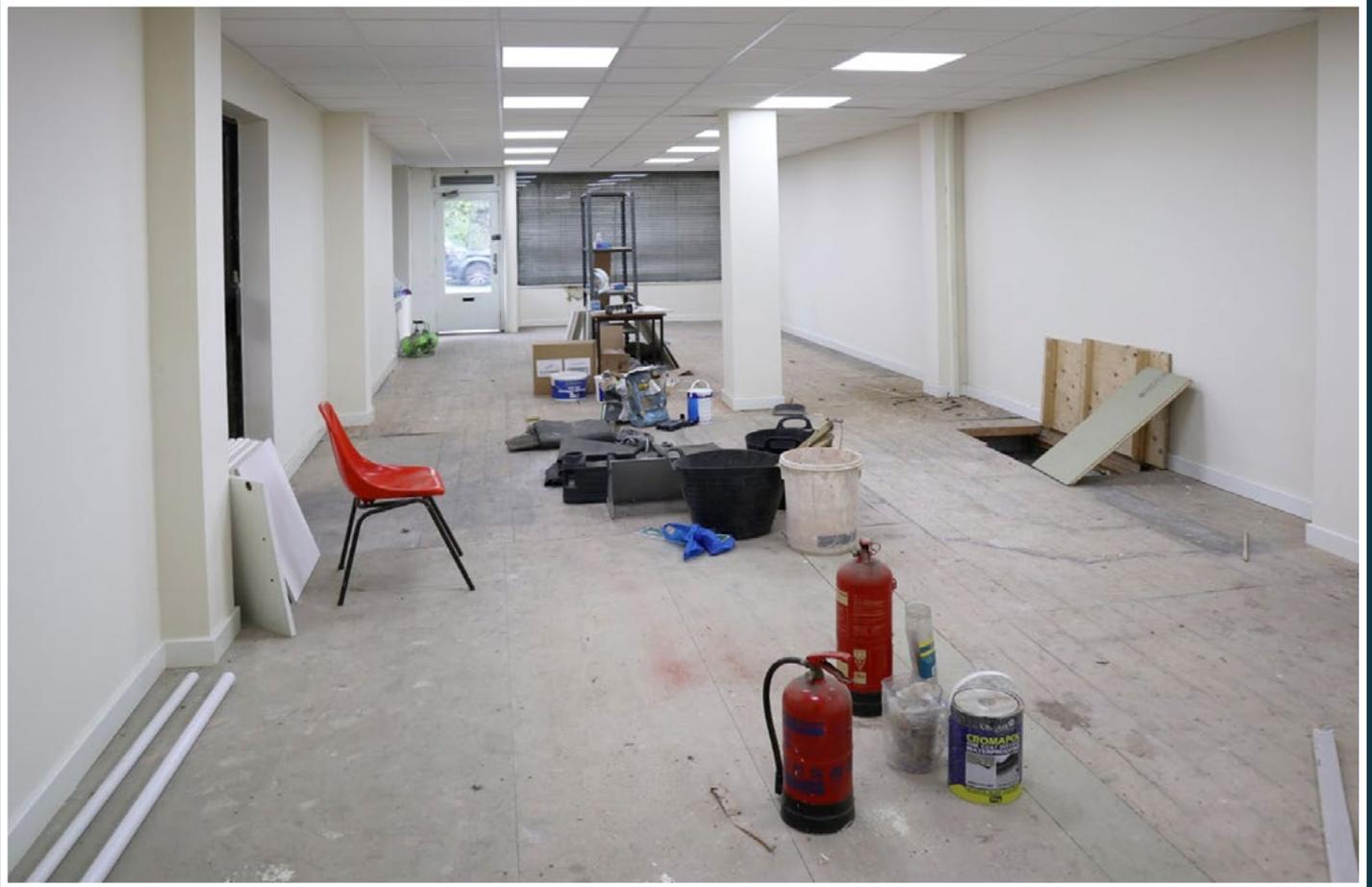
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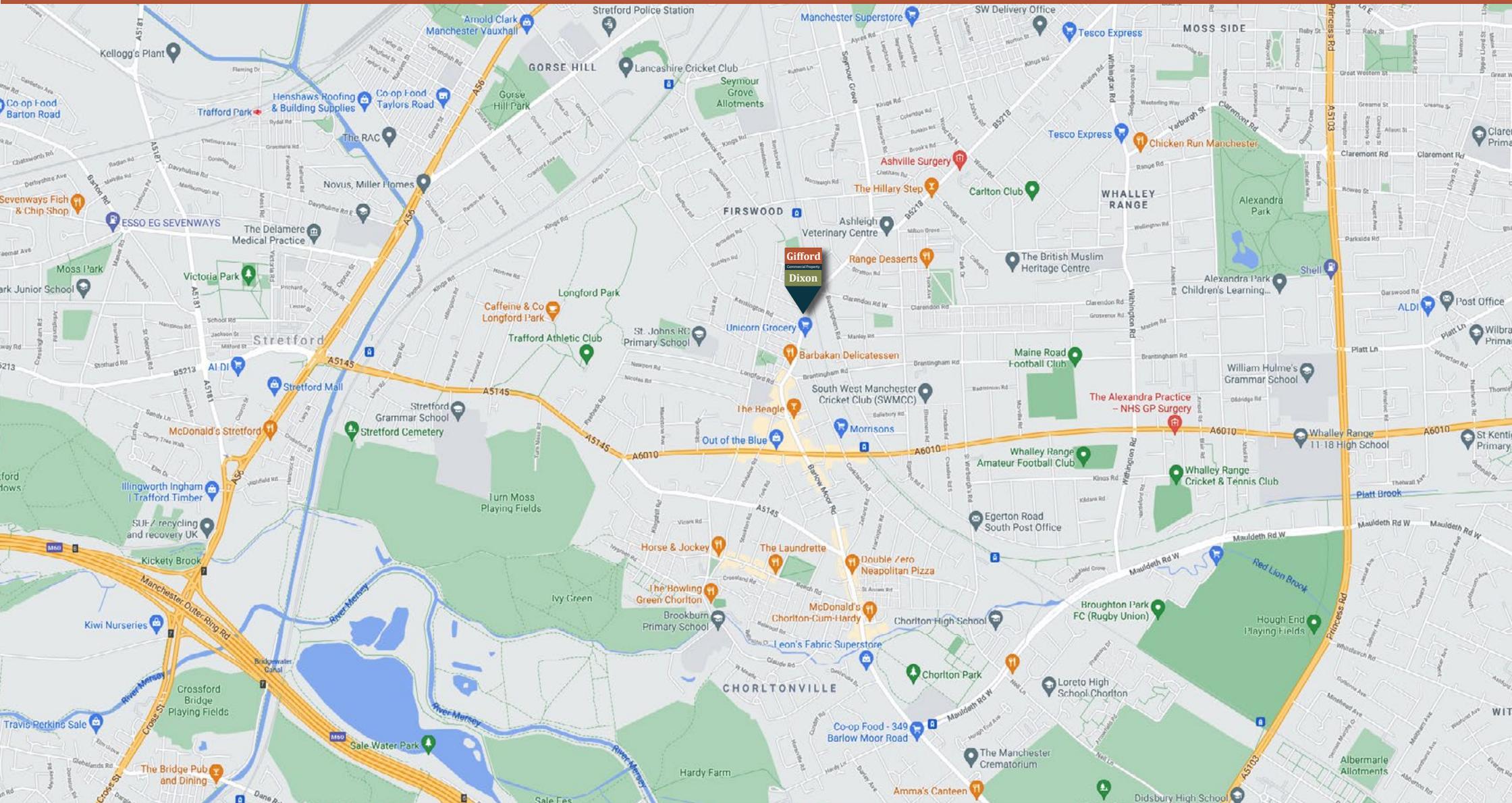
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