

Gifford Dixon

Commercial Property

TO LET



591 Wilbraham Road, Chorlton-cum-Hardy, Manchester, M21 9AF

Ground Floor Retail Premises

£20,000 pa

gifforddixon.co.uk

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LOCATION

Occupying a prime position along Wilbraham 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 entrance to Chorlton Cross Shopping Centre.

Manchester City Centre is located approximately 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 the nearby Manchester Road, linking South Manchester to the City Centre and the property is just a 4 minute walk away from Wilbraham Road tram stop.

Other nearby occupiers include Costa Coffee, Co-op Food, Pizza Hut Delivery, Boots, Holland & Barrett, Nat West, William Hill and Barclays Bank.

DESCRIPTION

The property is a substantial three-storey semi-detached premises with brick elevations beneath a pitched slate roof. The subject of this letting is the ground floor premises and forecourt currently occupied by 'Rodgers Florist'.

Briefly, the premises provides a well-proportioned shop off Wilbraham Road, with a raised serving area towards the middle of the building and a generous store and W/C facility to the rear.

ACCOMMODATION

As measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition): -

Ground	Square Feet	Square Metres
Shop	499	46.4
Raised shop	121	11.2
Store	47	4.4
TOTAL	1065	98.9

Plus forecourt and W/C to the rear.

LEASE TERMS

The premises are available on a 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.

RENT

£20,000 per annum.

BUSINESS RATES

Rateable Value (2017 List) - £10,750

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.

SERVICES

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

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 unit.

CONTACT

Gifford Dixon

Commercial Property

0161 667 1317

Steven Gifford-Dixon

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Subject to contract 16th May 2022

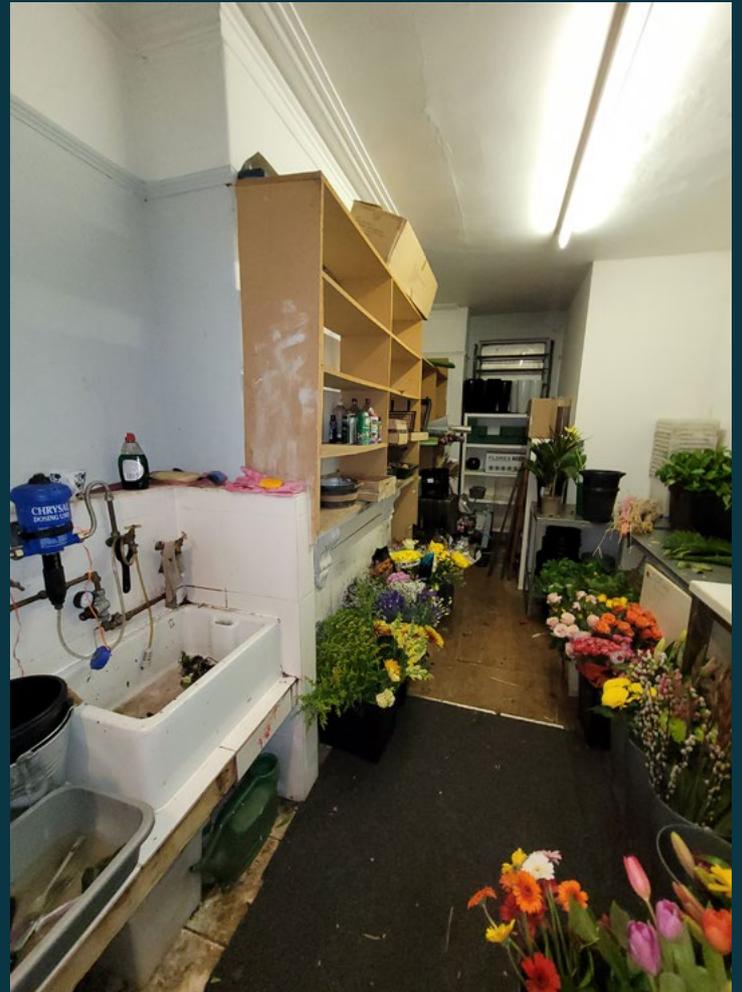
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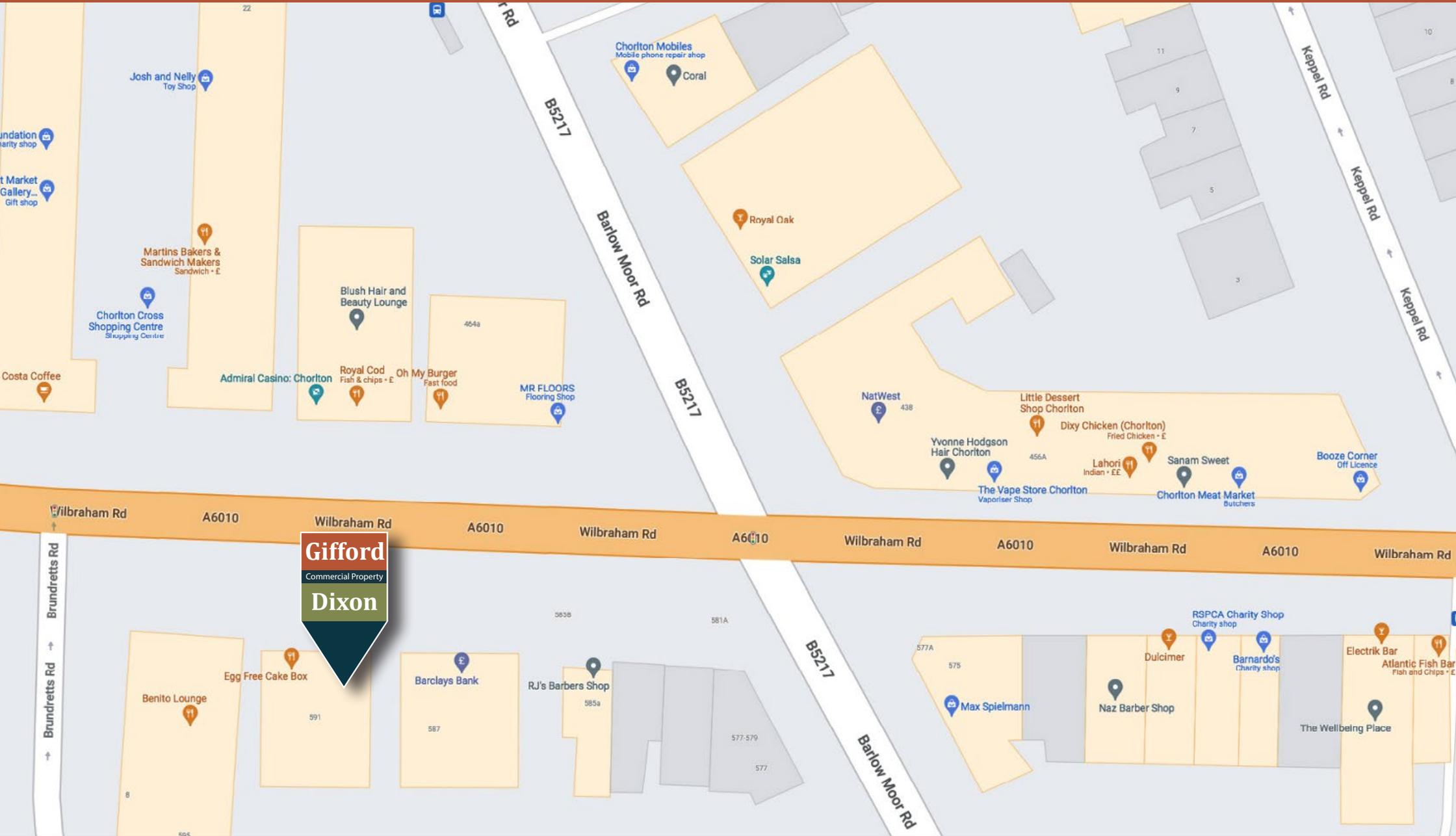
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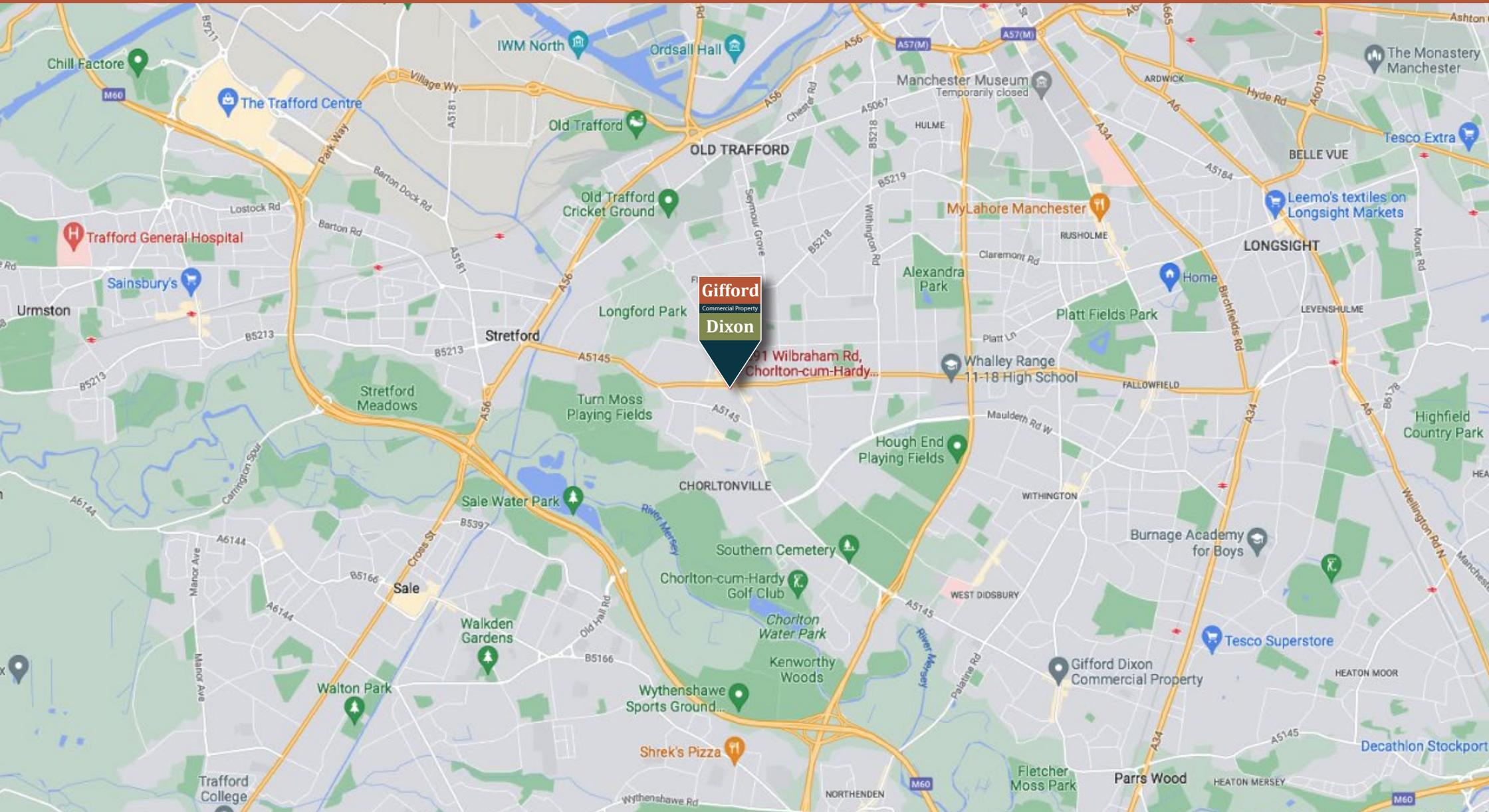
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