

# Gifford Dixon

Commercial Property

## TO LET



741 Wilmslow Road, Didsbury, Manchester, M20 6RN

Restaurant/Café Premises

£30,000 pa

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

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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 Santander, Café Nero, Costa, M&S Food, Boots and HSBC, but is also home to several local independent shops, cafes and restaurants.

## DESCRIPTION

The property is an attractively presented three-storey unit of brick construction under a new pitched slate roof.

The subject of this letting is the commercial space to the ground floor and basement. Internally the ground floor consists of a generous seating area with bar, plus kitchen and pot wash area to the rear. The basement provides a W/C facility with three useful storage rooms off.

The restaurant area is well presented, with stripped timber floors and exposed brick walls, plus bi-fold doors opening out onto Wilmslow Road, where a small number of additional covers are possible. The premises benefits from existing fixtures and fittings, including a large feature wood fired pizza oven, which are available by separate negotiation if required.

## BUSINESS RATES

The premises has a current rateable value (2017 listing) of £23,500. The current uniform business rate is 49.9p/£ (2021/22), therefore we understand rates payable to be £11,726.50 per annum.

Interested parties are advised to make their own enquiries with Manchester City Council regarding rates payable and any available rate relief.

## LEGAL COSTS

The ingoing tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

## 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 |
|----------------------|-------------|---------------|
| Restaurant/shop area | 499         | 46.4          |
| Kitchen              | 121         | 11.2          |
| Pot wash area        | 47          | 4.4           |
| Basement             | Square Feet | Square Metres |
| Store 1              | 236         | 21.9          |
| Store 2              | 53          | 4.9           |
| Store 3              | 109         | 10.1          |
| <b>TOTAL</b>         | <b>1065</b> | <b>98.9</b>   |

Plus W/C facility to the basement.

## EPC

E (109)

## LEASE TERMS

The premises are available on new effective FRI (fully repairing and insuring) lease(s) for a minimum of 10 years with upward only rent review every 3 years and other terms to be agreed.

## RENT

£30,000 per annum.

## 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**

steven@gifforddixon.co.uk

Subject to contract 13th May 2022

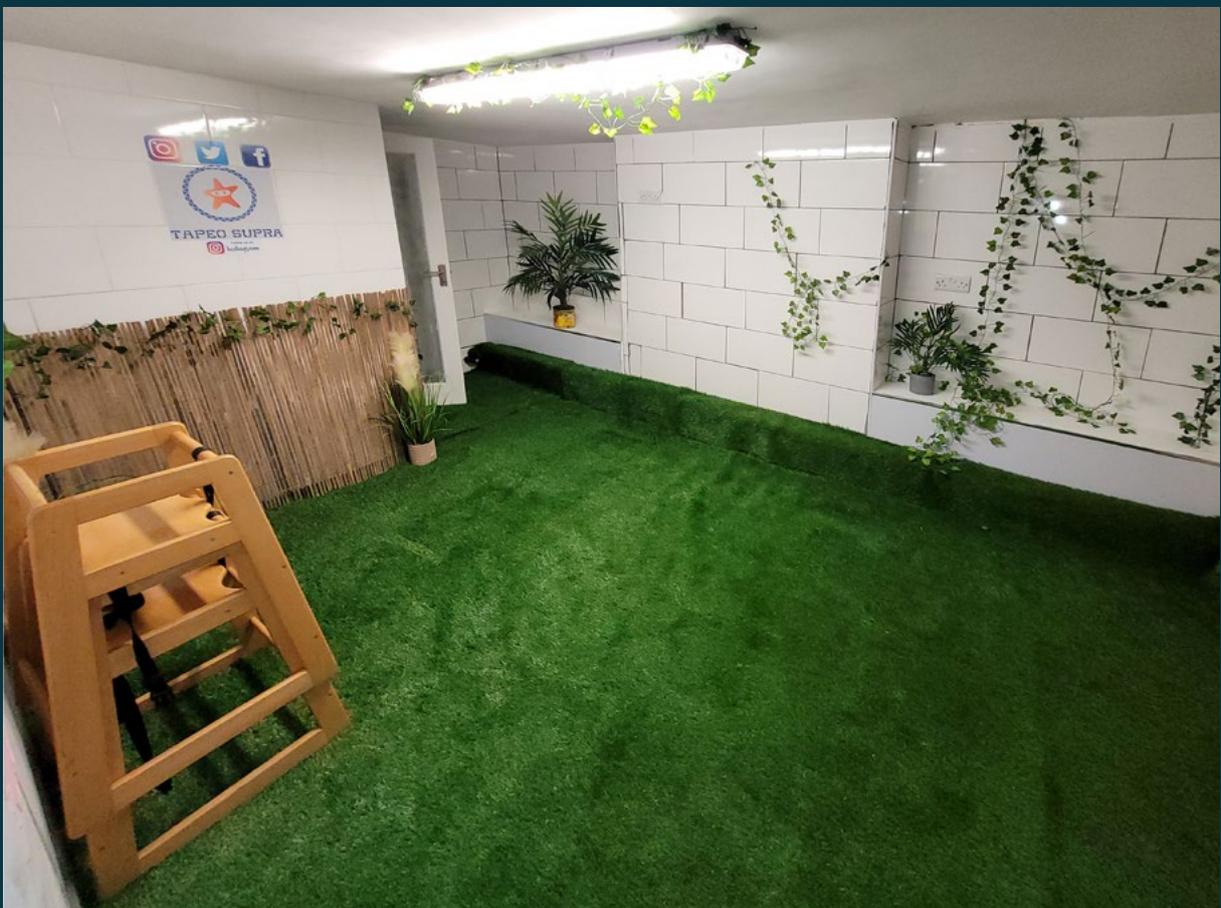
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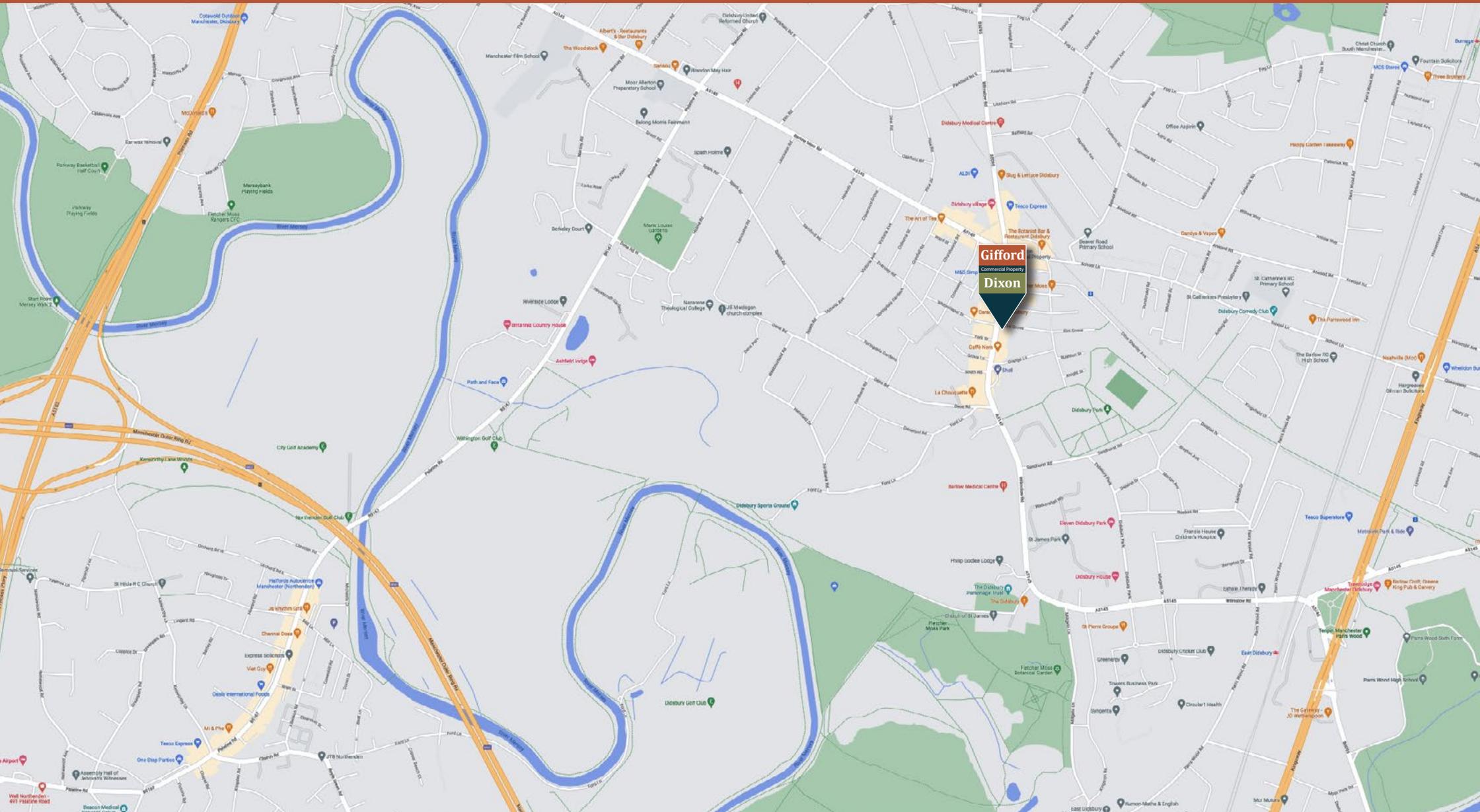
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