

Gifford Dixon

Commercial Property

TO LET



412 Wilmslow Road, Withington, Manchester, M20 3BW

Ground Floor Retail Premises + Basement

£18,000 pa

gifforddixon.co.uk

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LOCATION

The property occupies a prime position along Wilmslow Road in Withington, forming part of a mixed commercial and residential parade between Davenport Avenue and Queens Street West.

Manchester City Centre is located approximately 4 miles to the north via both Princess & Wilmslow Road. The immediate area boasts excellent transport links, being less than 3 miles from junction 5 of the M60 Motorway. Didsbury, Whalley Range, Fallowfield and Chorlton are all within easy reach of the property, as is Manchester Airport which is located 6 miles south of the property. Additionally, regular bus services run along Wilmslow Road, linking South Manchester to the City Centre and the property is around a 1 mile walk from both Withington Metrolink stop and Mauldeth Road Train Station.

The immediate parade is home to several Estate agents including Bridgefords, Thornley Groves & Edward Mellor, while the wider area benefits from numerous regional and national food outlets and shops.

DESCRIPTION

The property is a substantial three-storey terraced property with brick elevations beneath a pitched slate roof. The subject of this letting is the ground floor premises plus basement.

Briefly, the premises provides a generous and open plan main retail/office area off Wilmslow Road, with W/C and kitchen to the rear, and ancillary storage space to the basement.

The premises includes electric roller shutter to the front and rear and is fitted out to a good standard, providing a turn key opportunity.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground	Square Metres	Square Feet
Shop	55.7	600
Kitchen/ Store	11.3	122
Basement	Square Metres	Square Feet
Ancillary storage	57.3	617
TOTAL	124.3	1338

Plus W/C to the rear.

EPC

E (110)

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

£18,000 per annum.

BUSINESS RATES

Rateable Value (2017 List) - £12,250

Small Business Rates Relief may be available depending on the incoming tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

SERVICES

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

LEGAL COSTS

The incoming tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease.

VAT

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

CONTACT

Gifford Dixon

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0161 667 1317

Steven Gifford-Dixon

E: steven@gifforddixon.co.uk

Subject to contract 22nd June 2022

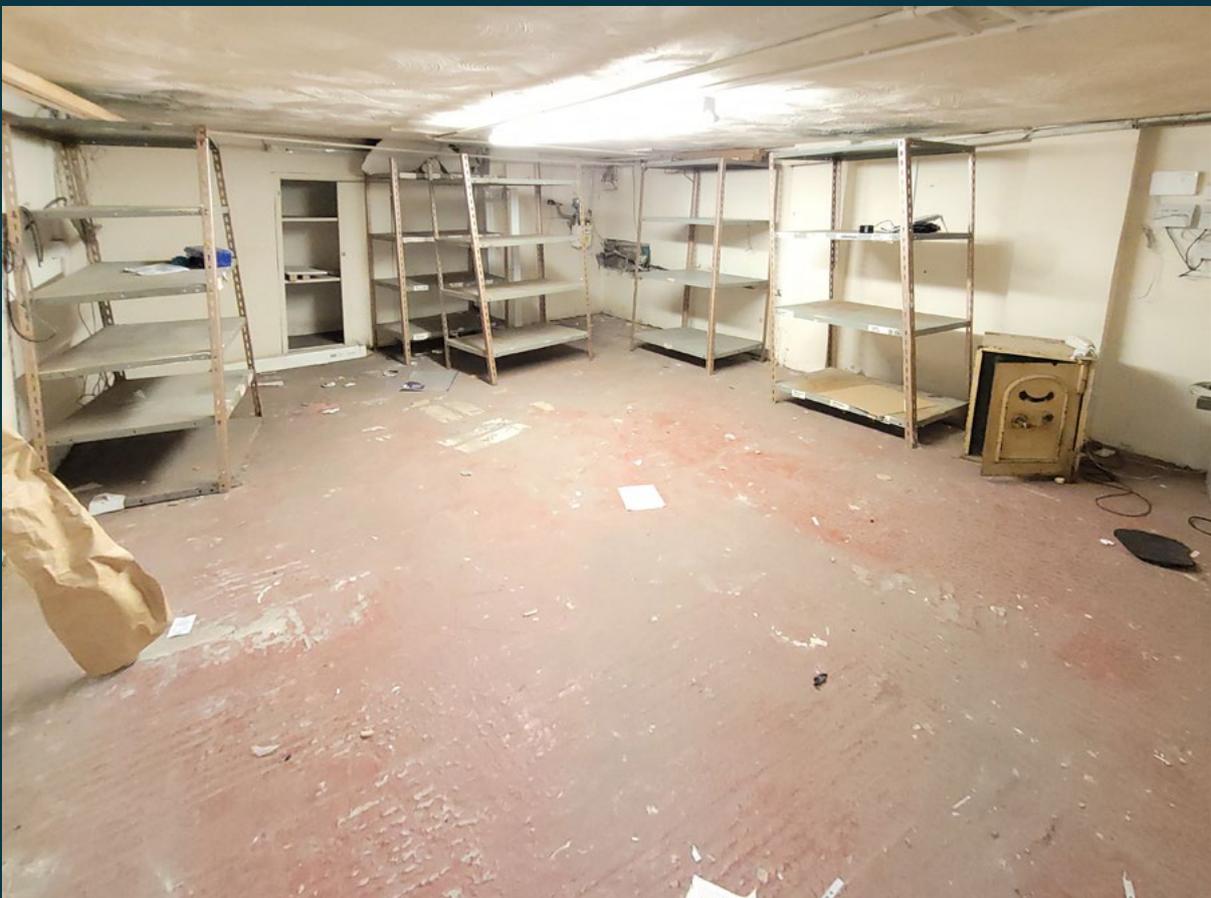
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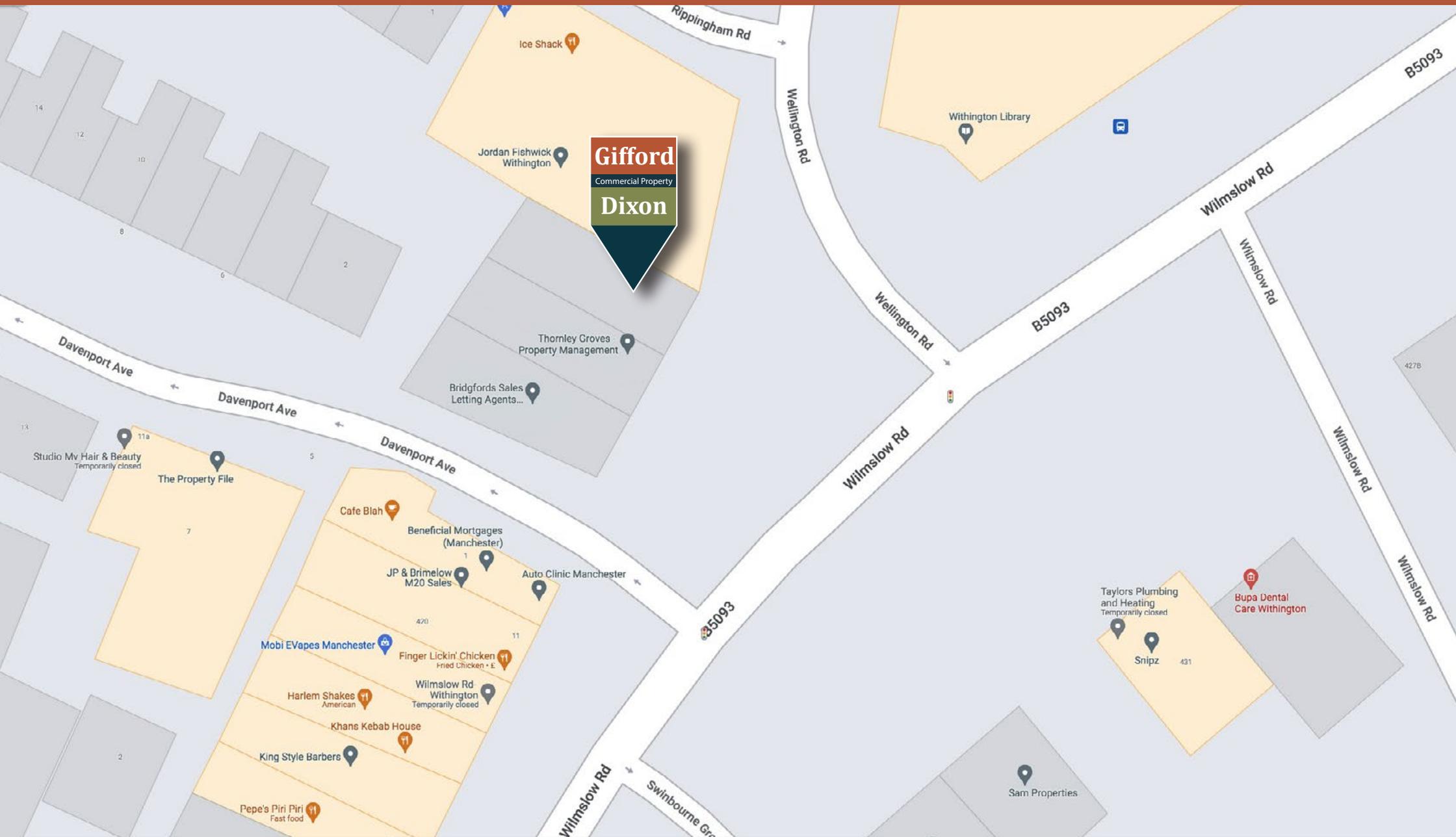
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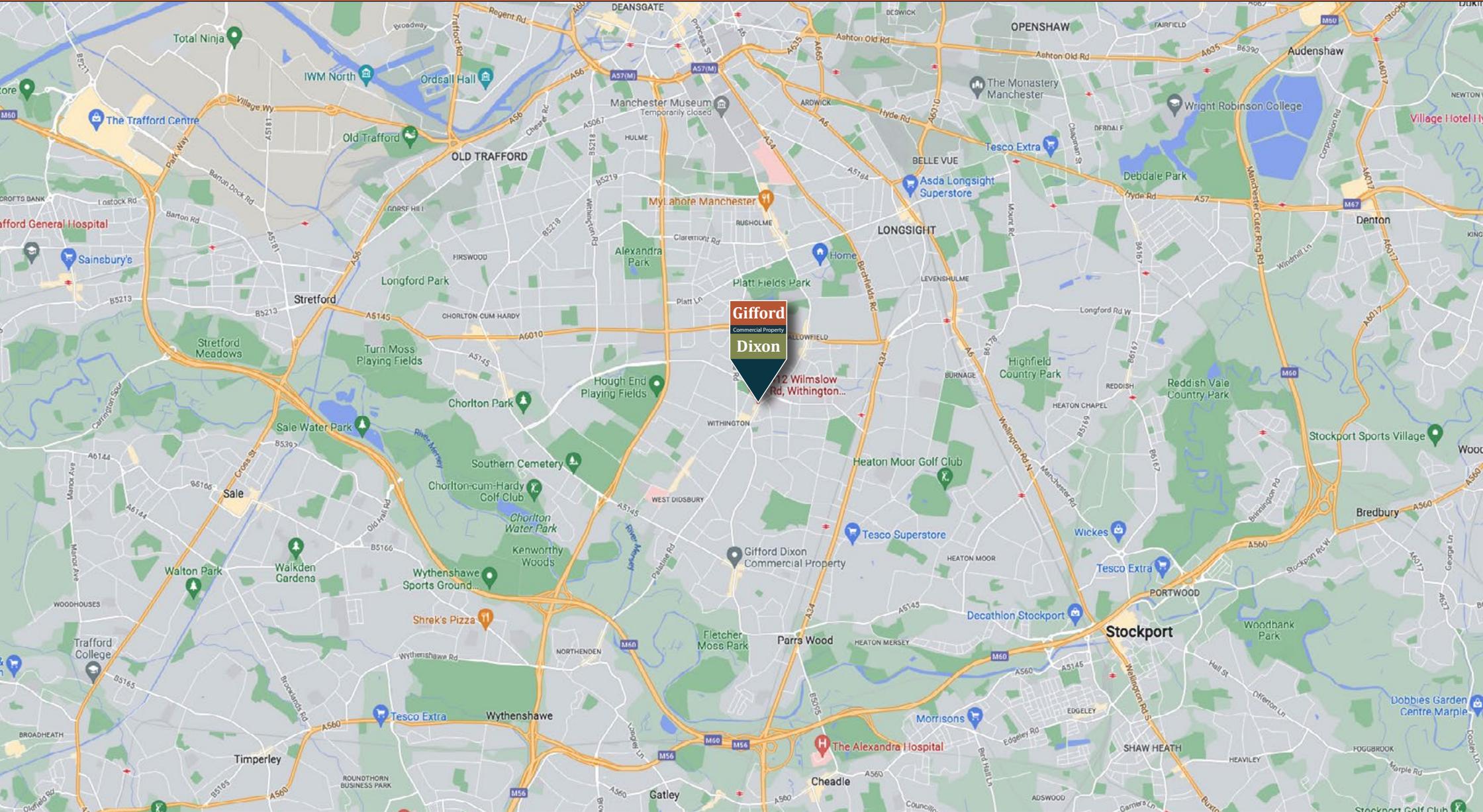
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