



**TO LET**

**Barlow House**

**BARLOW  
HOUSE**

**Gifford Dixon**

Commercial Property

**0161 667 1317**

**708-716 Wilmslow Road, Didsbury, Manchester, M20 2FW**

**First & Second Floor Office/Restaurant Premises**

**444 Sq. M / 4,780 Sq. Ft**

**£70,000 pa**

**Gifford Dixon**

Commercial Property

**0161 667 1317**



Santander

BARLOW HOUSE  
BARLOW HOUSE



## LOCATION

The property is situated in a prime position along Wilmslow Road approaching the crossroads of Barlow Moor Road and School Lane 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 off 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 Bank (beneath), Café Nero, Costa Coffee, M&S Food, Boots and Franco Manca Pizzeria, and many local independent shops, cafes, and restaurants.

## DESCRIPTION

The property is an imposing and attractively presented three-storey unit of brick construction with wall to wall dormers to front and rear at second floor level. The property is occupied by Santander Bank to the ground floor while the upper floors are currently occupied by a single office tenant throughout.

The subject of this letting is the office space to the first and second floor, which is accessed by private entrance to the ground floor off Wilmslow Road and to the rear via a second entrance through a private gated car park.

A common stairwell leads to the first floor where a large open plan office can be found with partitioned meeting room, reception, kitchen, and managers office off, plus W/C facilities. This space may well suit several other uses including restaurant or café use.

The second floor is similarly laid out with large open plan office and partitioned meeting room, kitchen, managers office, and two storage rooms off, plus W/C facilities.

Both floors benefit from air conditioning and the upper floors come with 10 private car parking spaces found in the gated car park directly to the rear.

## TERMS

The premises are available by way of a new 10-year FRI (Full Repairing & Insuring) lease, subject to 3 yearly rent reviews and all other terms to be agreed.

## VAT

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

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal fees in preparing the necessary documentation.

## RENT

First floor - **£40,000** per annum

Second floor - **£30,000** per annum

Combined - **£70,000** per annum

## BUSINESS RATES

Rateable Value (2023 List) - £61,000

Looking at the VOA split it appears that the first floor RV if separated would be £35,000 with the second floor being £26,000.

Interested parties are advised to make their own enquiries with the local authority regarding rates payable, however Rates Payable are currently based on a rate of 49.9p/£ (2023/24)

## ACCOMODATION

The property can be split into separate units, providing net internal areas as follows: -

Commercial	Sq. M.	Sq. Ft.
First Floor	222	2,390
Second Floor	222	2,390
<b>Total</b>	<b>444</b>	<b>4,780</b>

Plus W/C facilities to each floor and 10 private parking spaces to rear.

## EPC RATING

**B (36)**

## CONTACT

**Gifford Dixon**

Commercial Property

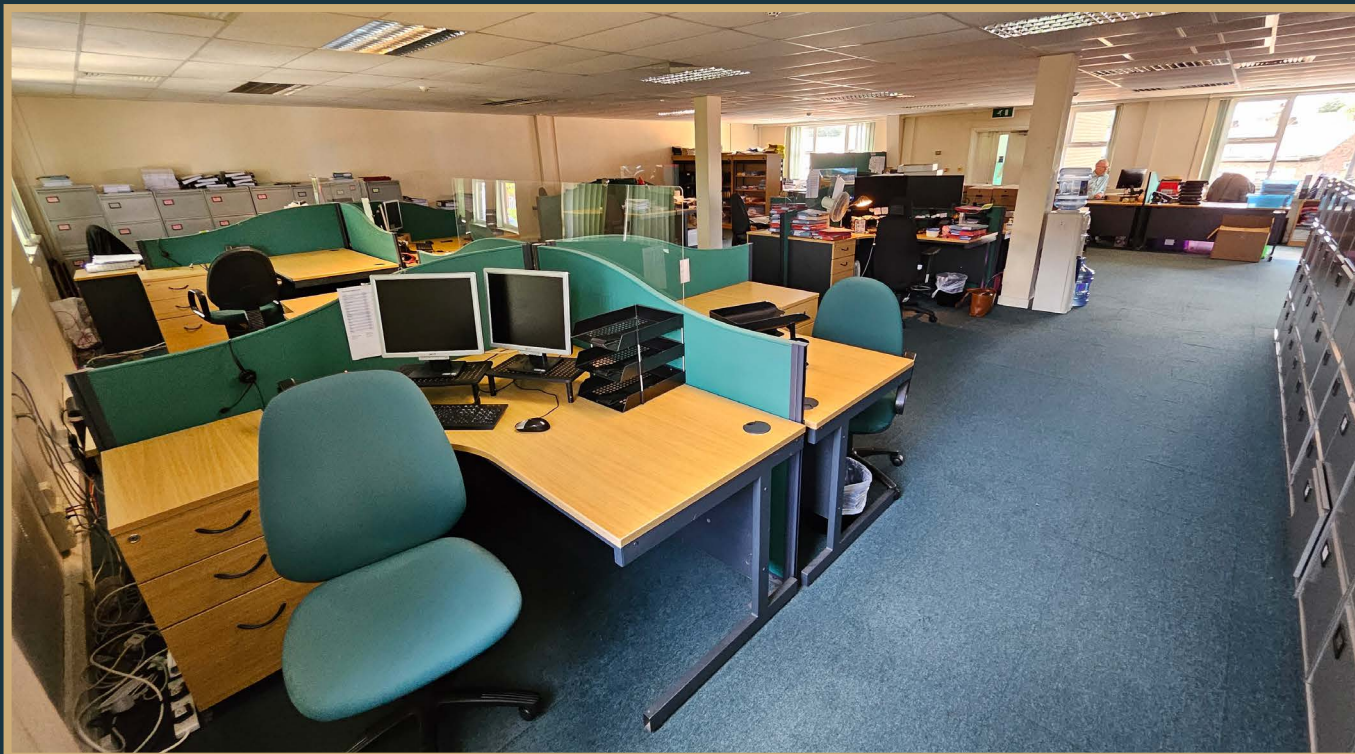
**0161 667 1317**

**Steven Gifford-Dixon**

steven@gifforddixon.co.uk

Subject to contract 22nd August 2022











ALASKA  
1797

DS Colour Labs

Santander

BARLOW HOUSE

THAI  
0161 434 59

The English

THE





WILMSLOW ROAD

WARBURTON STREET

KING'S LYNN CLOSE

**Gifford**  
Commercial Property  
**Dixon**

**SANTANDER**

FRESH SAVE  
FRUIT & VEG

DS COLOUR LABS

THORNLEY GROVES  
ESTATE AGENTS

DIDSBURY  
JEWELLERS

M&S SIMPLY FOOD

BOOTS UK

DWELLING

BARNARDO'S

THE ORIGINAL  
THIRD EYE

BISOUS BISOUS

THE DOG &  
PARTRIDGE

MJ  
SOLPAC

THE VILLAGE  
PHYSIOTHERAPY

DWELLING

DWELLING

HARRIET & DEE

ASHLEY  
BROWN

WOK  
NOODLE  
BOX

ANDREW  
GRAHAM SHOES

WEIGH 2 BEE

MCQUEEN  
INDEPENDENT

PHILIP JAMES  
KENNEDY

M J LEEING  
OPTICIANS

THE DENTAL  
HEALTH CENTRE

HISPI

ORCHARD  
INTERIOR  
DESIGN

NO 4

E J  
MORTEN

HARRIET & DEE

DWELLING

COSTA COFFEE

DAVE PLUCK

NATWEST

685-693 683  
695-699

VACANT

HALIFAX

JOHNSONS  
THE  
CLEANERS

DIDSBURY NEWS

REEDS RAINS  
ESTATE AGENTS

POST OFFICE

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MIND

DIDSBURY  
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BOND BOUTIQUE

GIDDY  
OAT TOYS

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HAIR  
DRESSERS

LADBROKES

THE SUNROOM

NUEVE  
TAPAS BAR

AXONS OF  
DIDSBURY

THE NELSON

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FISH &  
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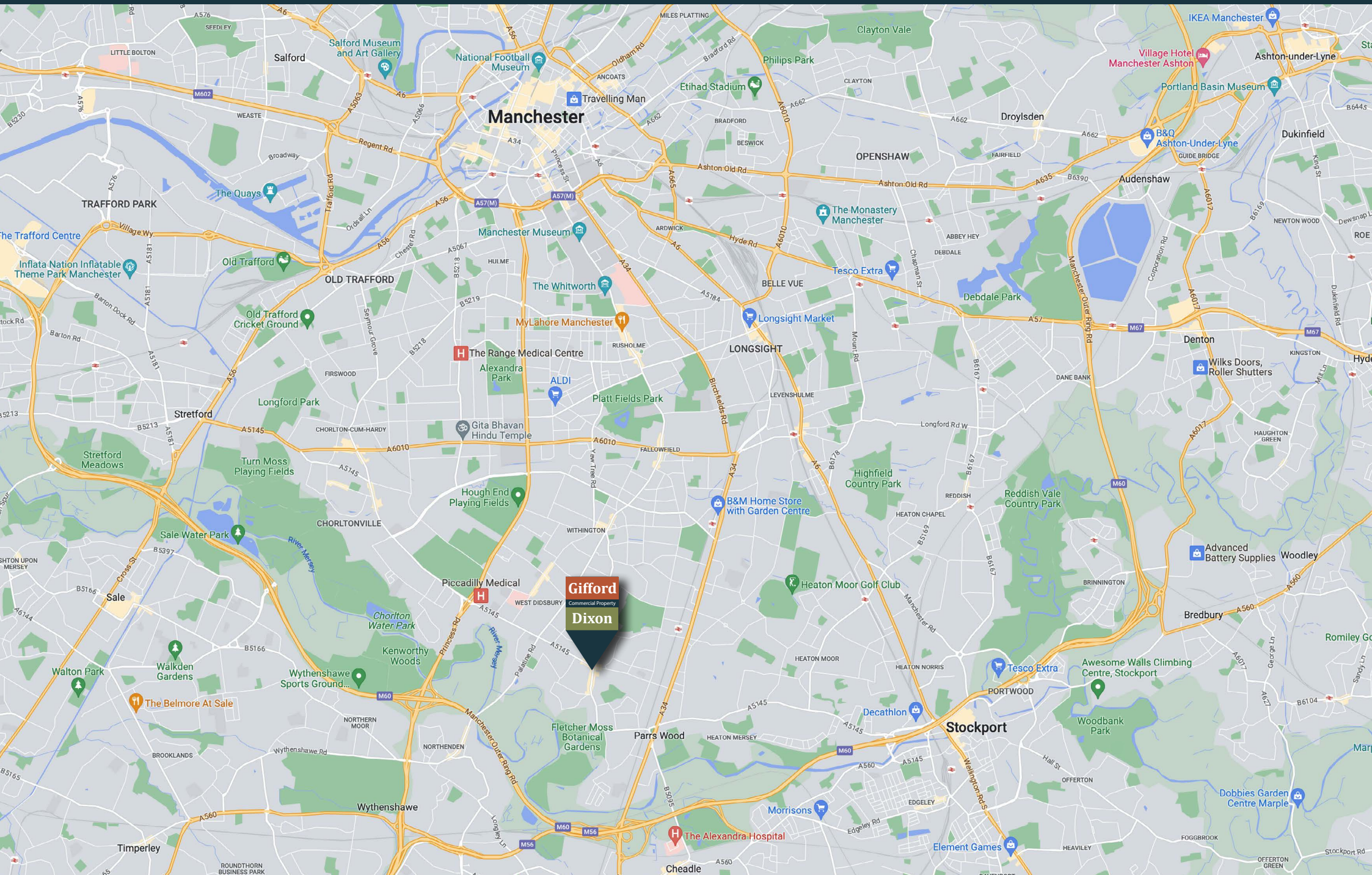
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