

Gifford Dixon

Commercial Property

TO LET



170b School Lane, Didsbury, Manchester, M19 1GN

Ground Floor Commercial Property

352 Sq Ft (32.7 Sq M)

£7,200 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

Situated off School Lane behind a parade of local retailers close to the corner of Kingsway and School Lane. The property is within walking distance of Didsbury town centre, one of South Manchester's most affluent leisure and residential locations.

Manchester City Centre is situated approximately 6 miles to the north with excellent transport links, being located approximately 2 miles from the M60 motorway.

DESCRIPTION

The property is a detached single storey building of brick construction under a flat corrugated roof, located behind 'Beauty Within' and with separate gated entrance off School Lane and one designated parking space. Security shutters are fitted to both entrance doors and there is also an intruder alarm for additional security.

The property is available and suitable for several uses including office, storage, clinic and therapy use under use class E (commercial, business and service) from the Town & Country Planning Order 2020.

Internally the space is made up of two office rooms, one of which incorporates a kitchenette and W/C facility.

TERMS

The premises are available by way of a new minimum 3-year full repairing and insuring (FRI) lease with all other terms to be agreed.

LEGAL COSTS

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

BUSINESS RATES/ COUNCIL TAX

Rateable Value (2023 List) - £3,600

100% 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.

RENT

£7,200 per annum.

ACCOMMODATION

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

Ground Floor	Sq M	Sq Ft
Office	20.5	216
Office incorporating Kitchenette	12.65	136

Plus W/C to the rear.

VAT

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

CONTACT

Gifford Dixon

Commercial Property

Steven Gifford-Dixon

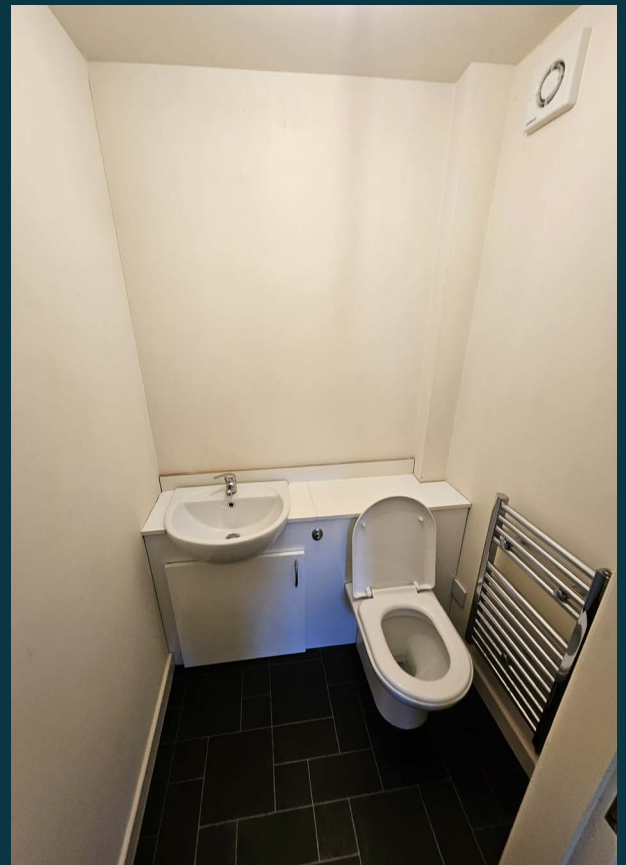
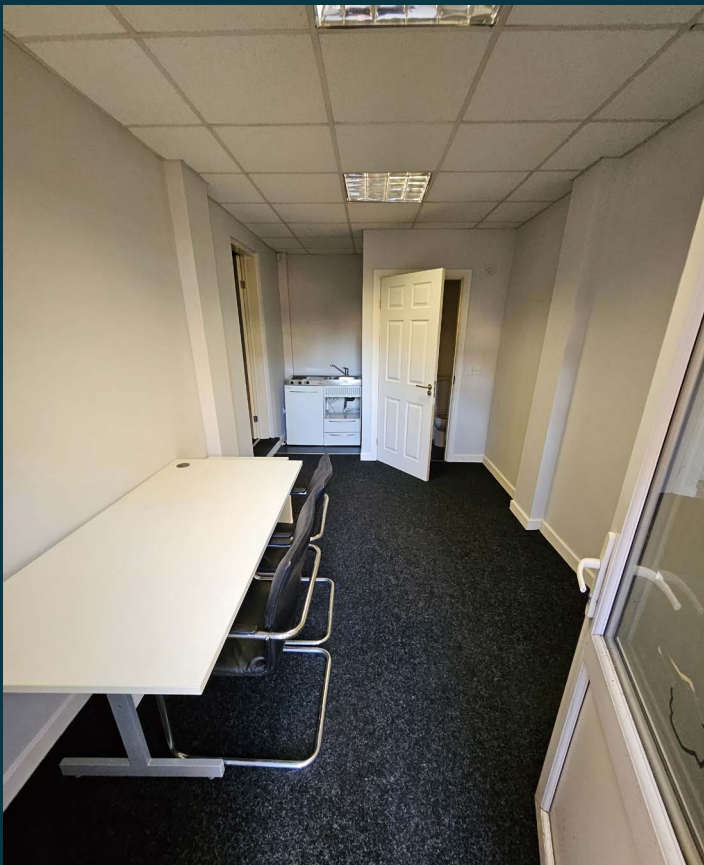
E: steven@gifforddixon.co.uk



Subject to contract
27th November 2023

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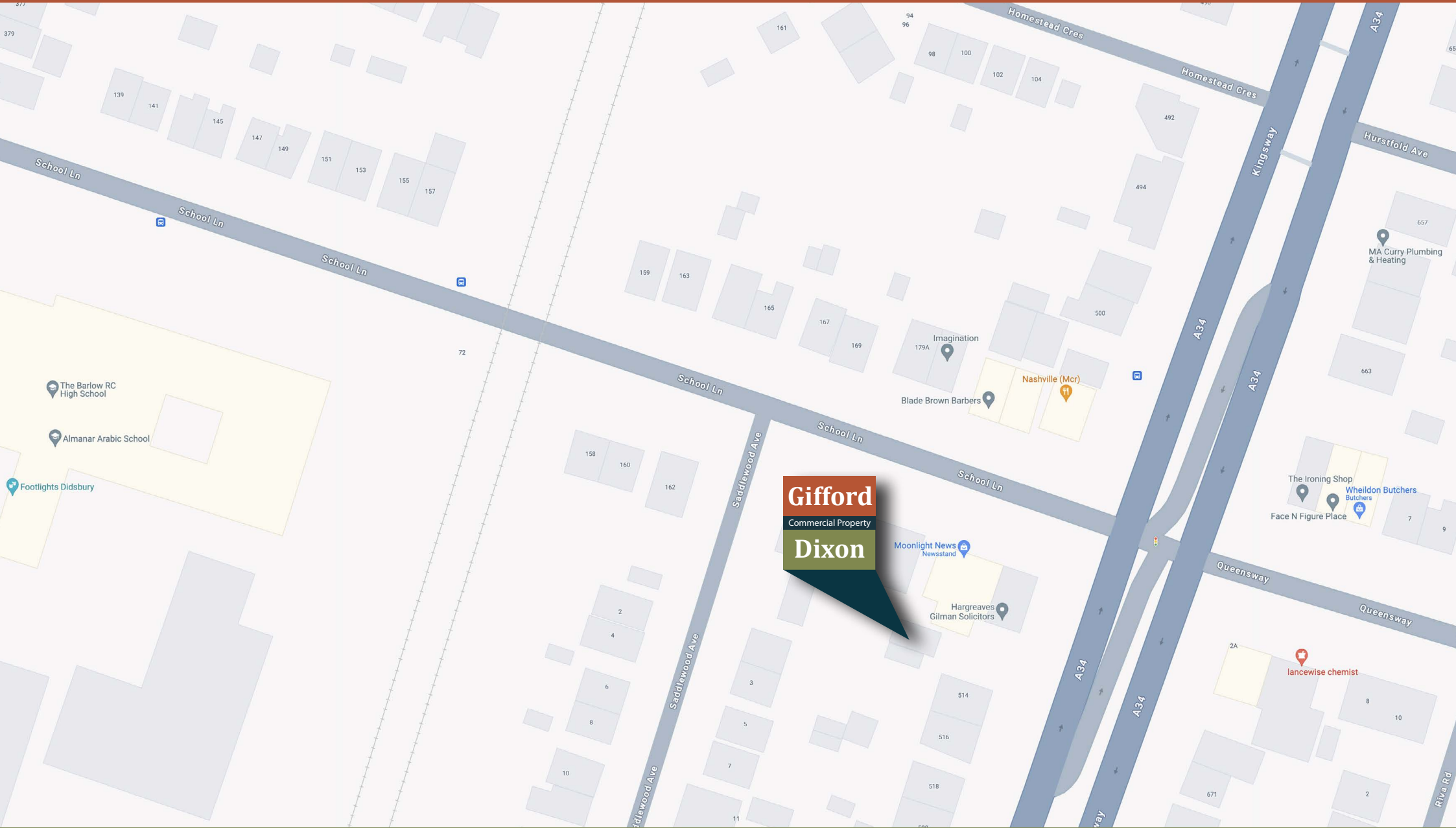
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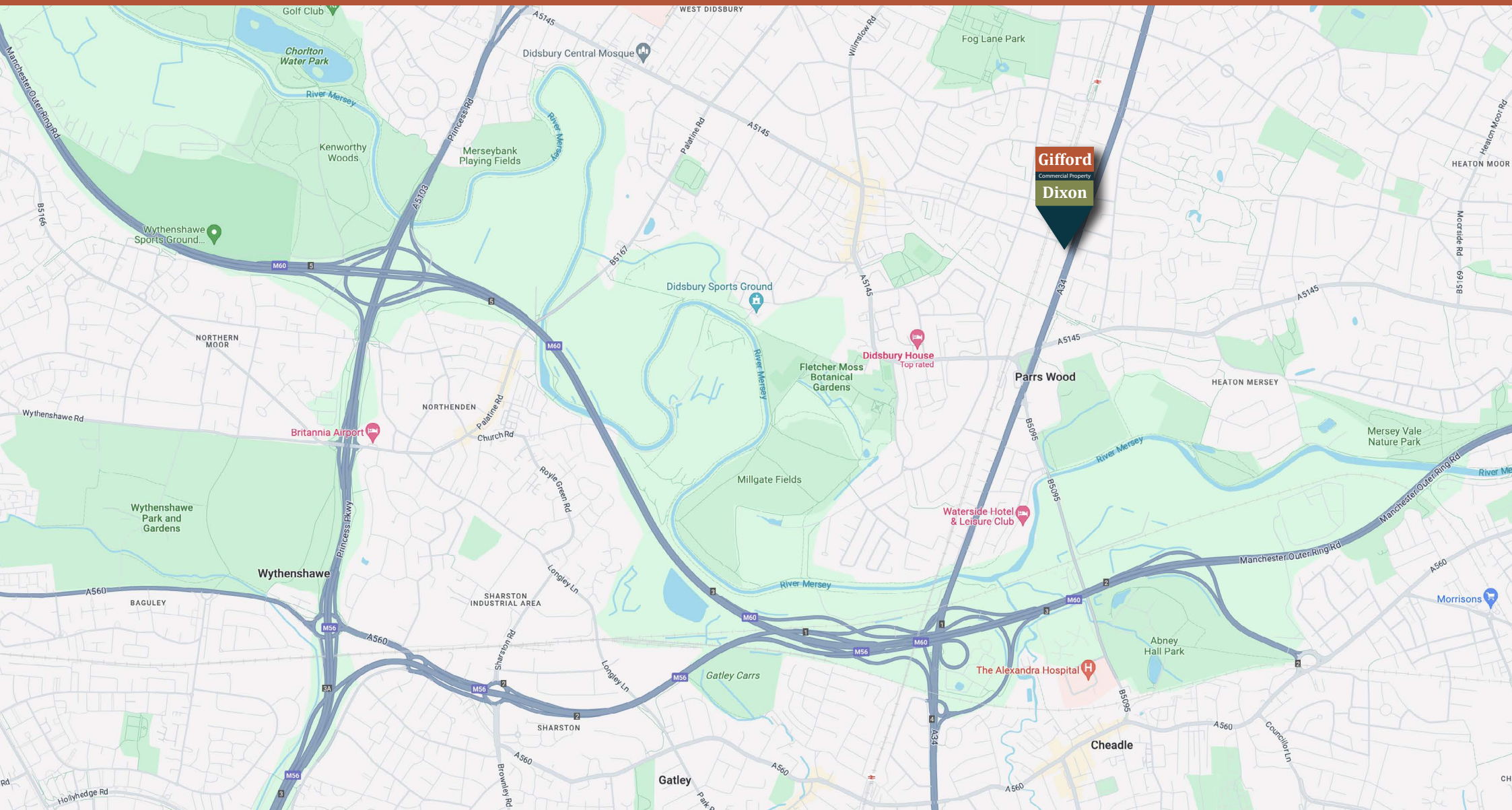
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