

# Gifford Dixon

Commercial Property

## TO LET



677 Wilmslow Road, Didsbury, Manchester, M20 6RA

**Ground Floor & Basement Commercial Property**

890 Sq Ft (82.7 Sq M)

**£26,000 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, NatWest Bank and Boots Pharmacy, 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 pitched slate roof. The subject of this letting is the commercial space to the ground floor and basement.

The commercial unit, which has been used for many years as an independent clothing shop, is available for a number of uses including retail, café, restaurant, clinic and PT studio under a new 'E' rating (commercial, business and service) from the Town & Country Planning Order 2020.

The property fronts onto Wilmslow Road where electrically operated shutters lead to a porched entrance. Internally the ground floor is well presented and provides a generous open plan retail area to the front with changing room and W/C to the rear. The basement provides two good sized and full functional office/storage rooms.

## TERMS

The premises are available on 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

**£26,000 per annum.**

## LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs in connection with this transaction.

## EPC

D (92)

## ACCOMODATION

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

Ground Floor	Sq M	Sq Ft
Shop	38.7	416
Changing Room/Store	7.3	79
Basement	Sq M	Sq Ft
Office/store	14.7	158
Office/store	22	237

Plus W/C to rear of the ground floor.

## BUSINESS RATES

Rateable Value (2023 List) - £19,500

Rates payable are believed to be in the region of £9,730 pa (£49.9p multiplier – 2023/24).

You are advised to contact Manchester City Council to confirm rates payable and any rate relief that may be available based on your individual circumstances.

## VAT

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

## CONTACT

**Gifford Dixon**

Commercial Property

**Steven Gifford-Dixon**  
steven@gifforddixon.co.uk

Subject to contract 20th February 2024

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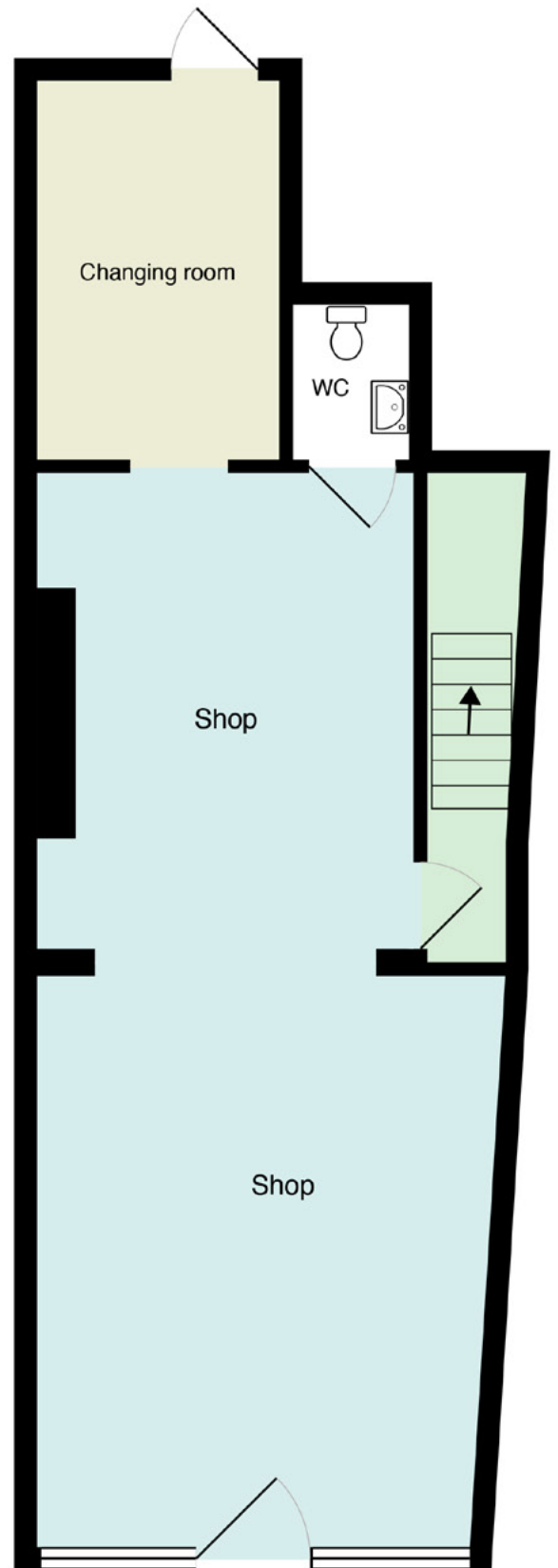
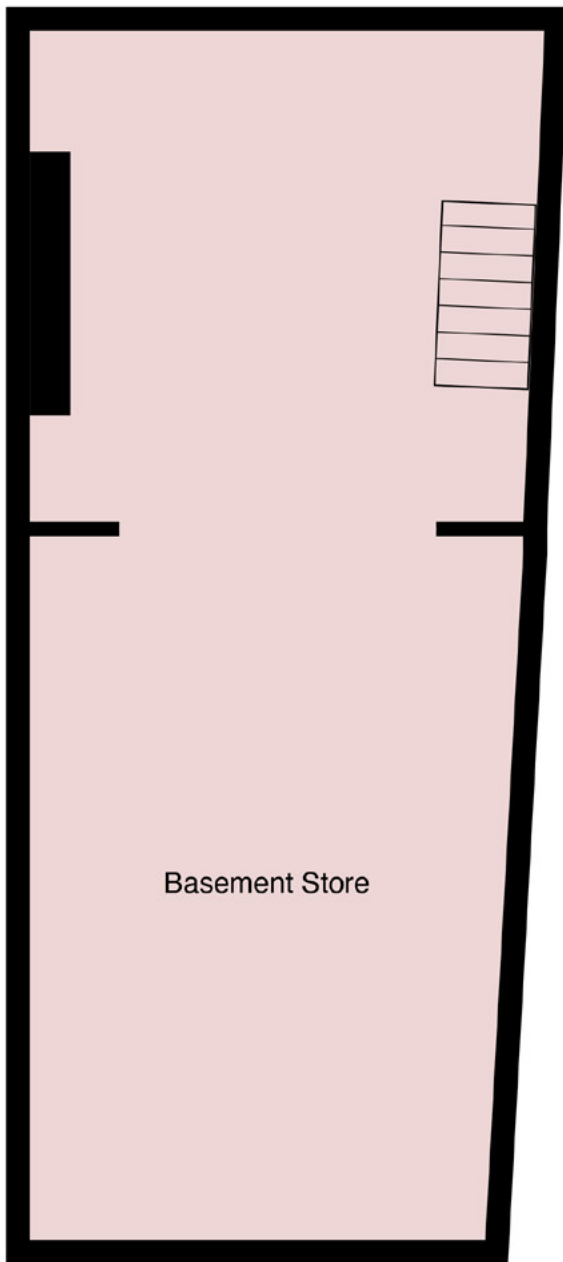
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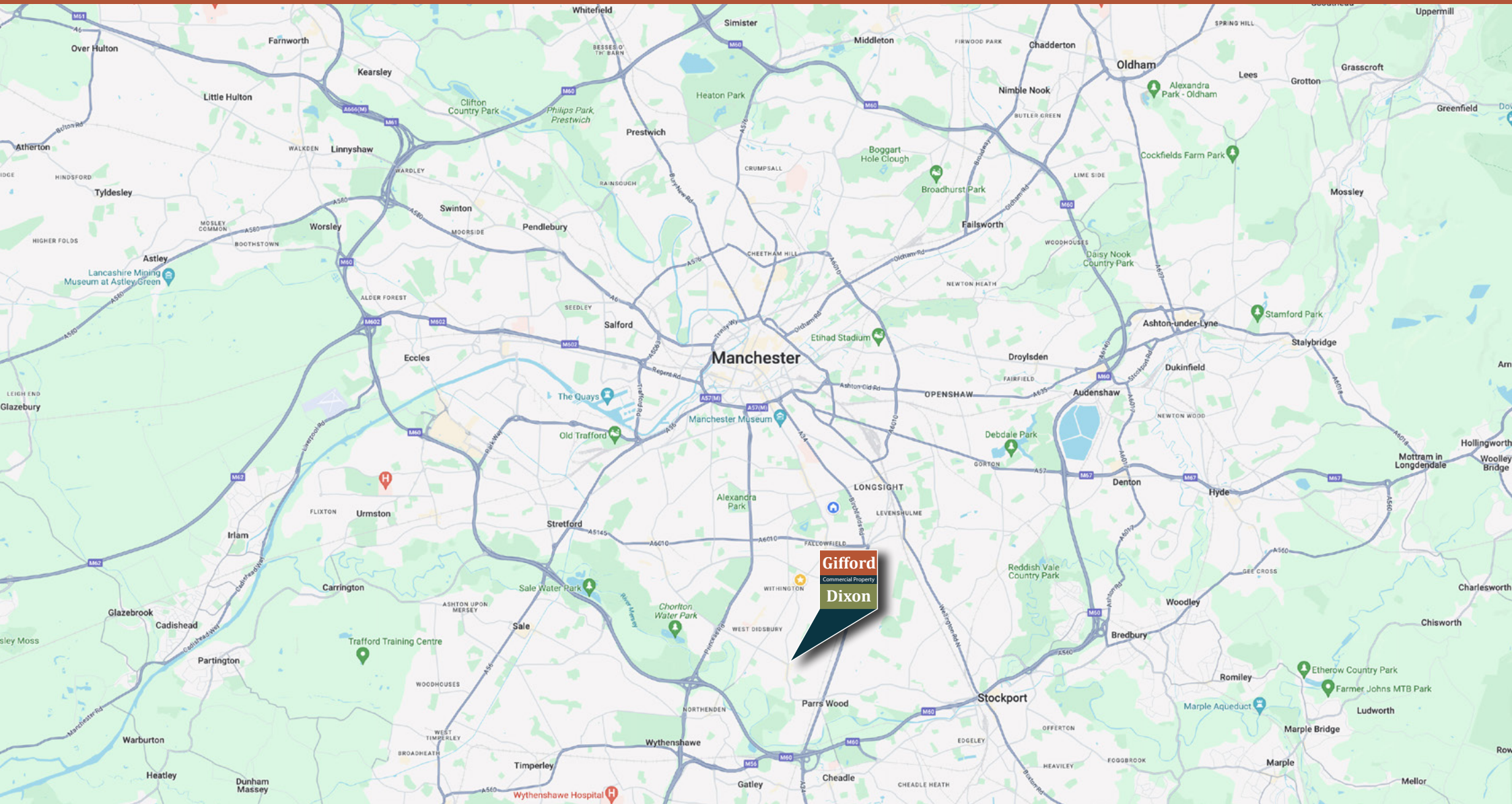
## FLOOR PLANS



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