

# Gifford Dixon

Commercial Property

**TO LET**



**8 Warburton Street, Didsbury, Manchester, M20 6WA**

**Ground & First Floor Commercial Property**

**961 Sq Ft (89.3 Sq M)**

**£20,000 pa**

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

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## LOCATION

The property is situated in a prominent position along Warburton Street, a cobbled street just off 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. 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.

Nearby users along Warburton Street include E.J. Morten Booksellers, No. 4 Dine & Wine Restaurant, Ashley Brown Hairdressing, and Orchard Interiors.

Wilmslow Road benefits from several national operators including Santander Bank, Café Nero, Costa Coffee, M&S Food, Boots and Franco Manca Pizzeria, but is also home to numerous local independent shops, cafes, and restaurants.

## DESCRIPTION

The property forms part of a parade of attractively presented two-storey character properties of brick construction under a pitched slate roof, with single storey flat roof to the rear.

The commercial unit, which presently trades as 'Harriet & Dee' is available for a number of uses including retail, café, restaurant, clinic and office under Use Class E (commercial, business and service) of the Town & Country Planning Order 2020.

Internally the ground floor is well presented and has a generous open plan retail area to the front with further retail space to the rear and storage off. The first floor is accessed via internal staircase from the main shop and provides a managers office, kitchen, W/C and two generous storage rooms.

## TERMS

The premises are available on new FRI (fully repairing and insuring) lease 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

£20,000 per annum.

## LEGAL COSTS

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

## EPC RATING

D (84)

## 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
Front Shop	29.91	322
Rear Shop	22.62	243
Store	11.13	120
First Floor	Sq M	Sq Ft
Store	12.71	137
Store	7.34	79
Office	4.46	48
Kitchenette	1.13	12
<b>TOTAL</b>	<b>89.3</b>	<b>961</b>

Plus W/C facility to first floor.

## BUSINESS RATES

Rateable Value (2023 List) - £9,700

100% Small Business Rates Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

## 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 16th January 2024

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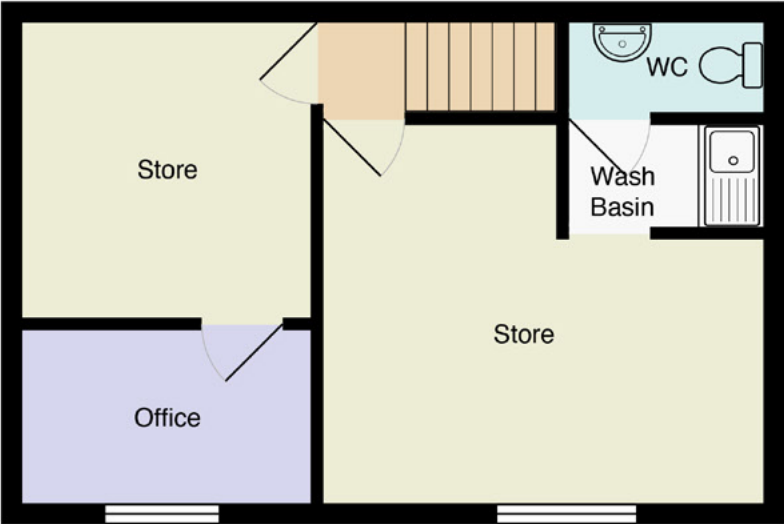
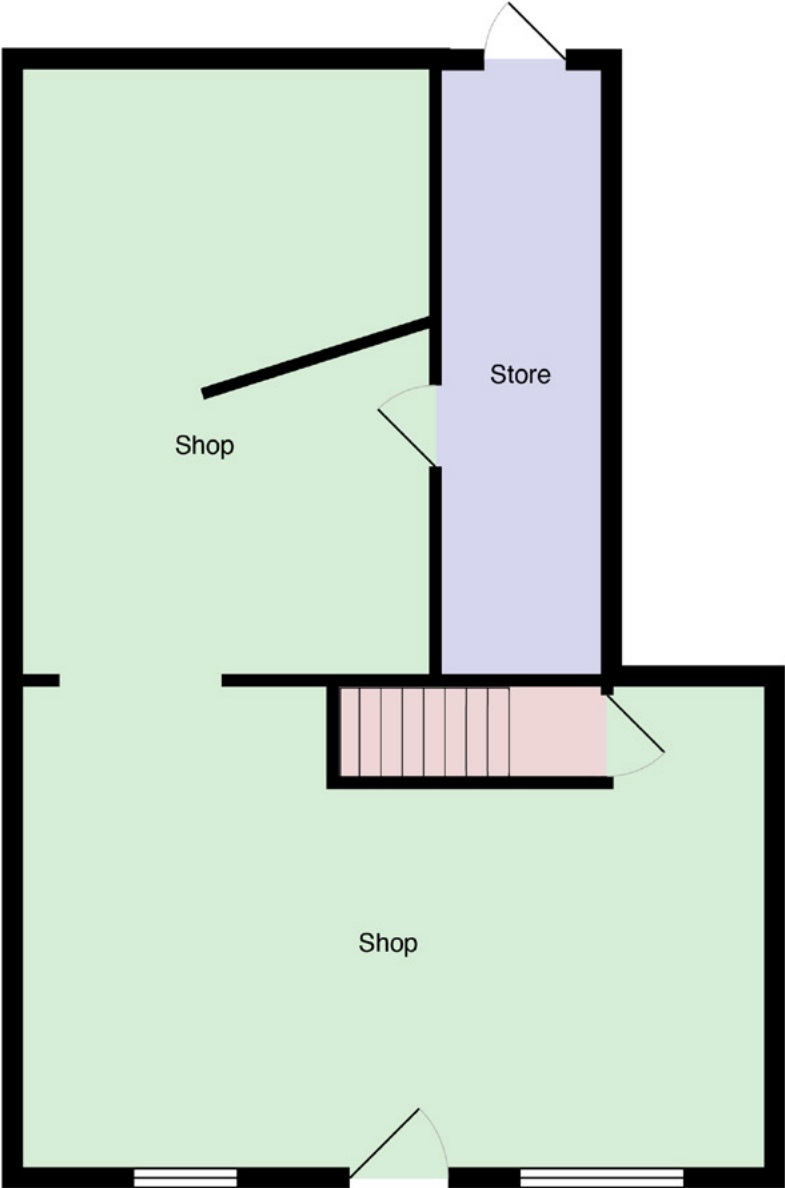
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FLOOR PLAN



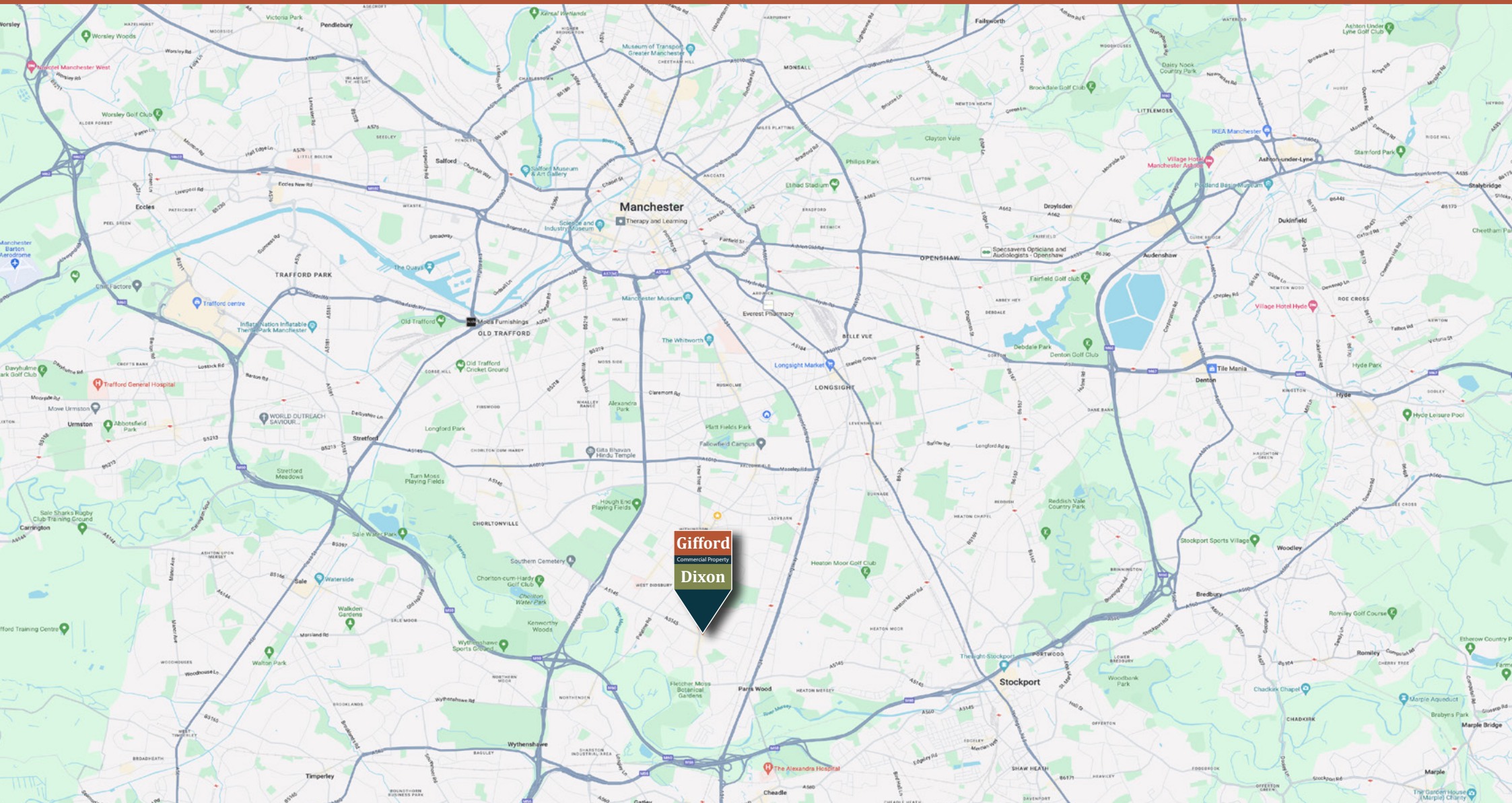
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