

**MANCHESTER – DIDSBURY VILLAGE, 1D SCHOOL LANE, M20 6RD
RETAIL/LEISURE UNIT TO LET**

metis



SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

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LOCATION

The unit occupies a prominent corner position on School Lane, just off the town's prime pitch of Wilmslow Road in the heart of Disbury. The Subject property is located approximately 1.7 miles north of Cheadle, 2.75 miles west of Stockport and 3.75 miles south of Manchester City Centre. In addition, the property benefits from being a 2-minute walk from Didsbury Village tram stop which provides regular services to and from the wider greater Manchester area including Manchester Airport, Old Trafford and Manchester City Centre.

Didsbury is firmly established as one of Manchester's most desirable suburban locations. With a population of c25,000 (ONS) and a catchment population of 330,000 within a 1-mile radius, the town is popular among young professionals and families alike. Didsbury is served by two established business parks, Towers Park and One Didsbury Point which provide over 346,500 sq ft of office accommodation.

Didsbury village is home to a variety of high-quality national and independent restaurants, bars and retailers. Surrounding occupiers include; **M&S**, **Tesco**, **ALDI**, **Eastern Revive**, **Kennedy's Irish Bar**, **Rudy's**, **Franco Manca** and **Loungers** amongst others. In addition, Didsbury is home to the prestigious **Northern Lawn Tennis Club**, an 18 court exclusive members club known as the "Wimbledon of the north" which plays host to high-level competitive Tennis and featuring both Squash and Padel courts.

Google Street View – 1D School Lane - Didsbury



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ACCOMMODATION:

The unit benefits from use of 25 parking spaces at the rear of the property and provides the following approximate gross internal floor areas:

Ground Floor: 238.30 sq m (2,565 sq ft)
First Floor: 237.27 sq m (2,554 sq ft)

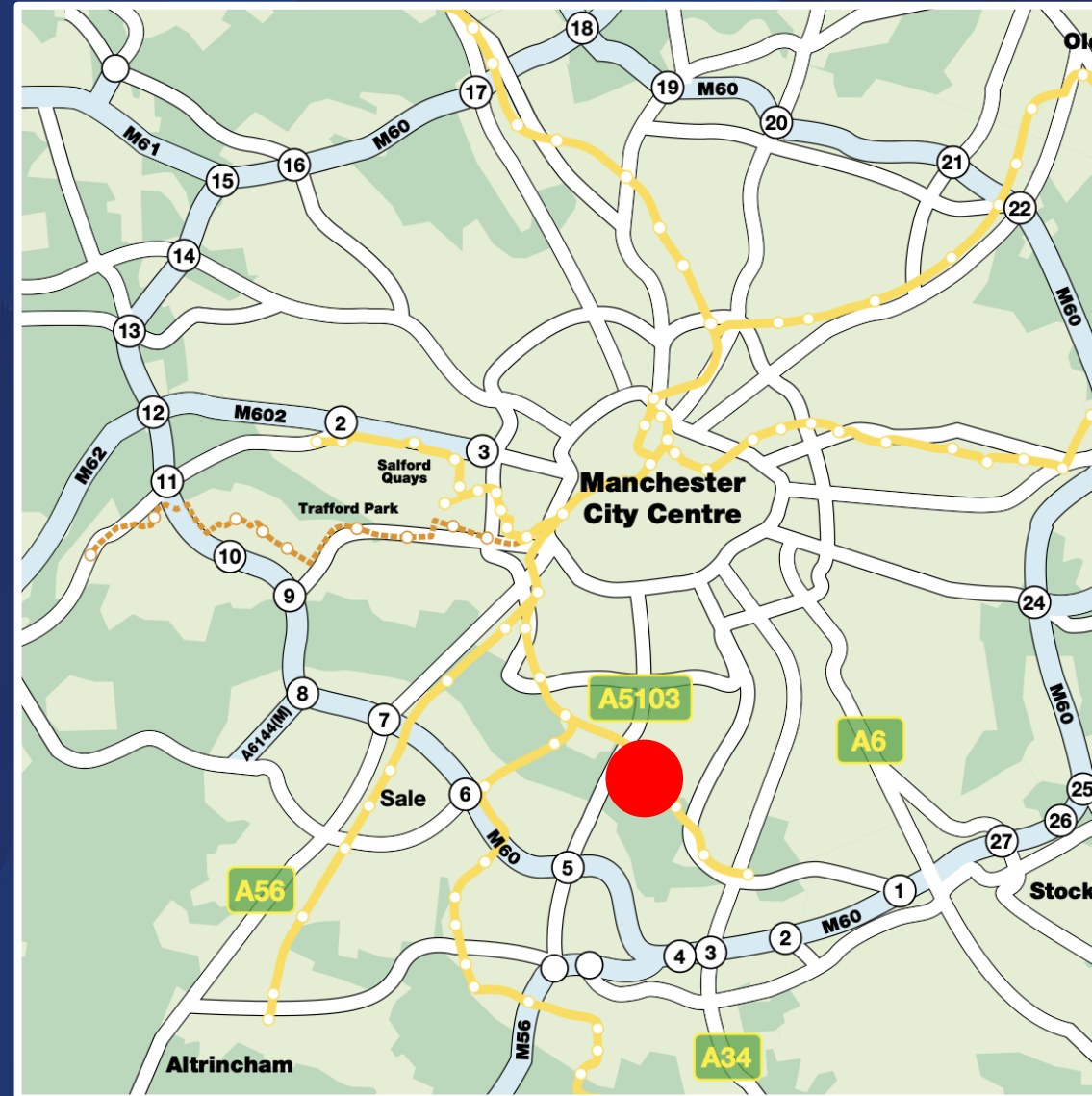
TOTAL FLOOR AREA: 475.57 sq m (5,119 sq ft)
(The above areas assume the first-floor void is filled)

FLOOR TO CEILING HEIGHT (highest point of the ceiling)

Ground Floor: 3.96m
First Floor: 3.44m

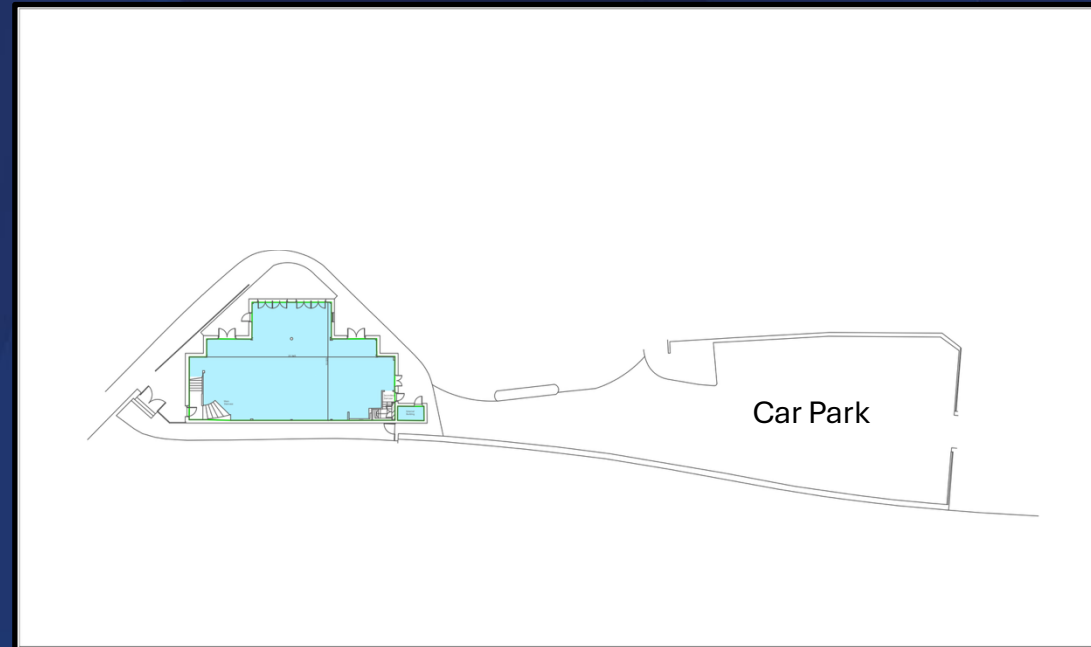
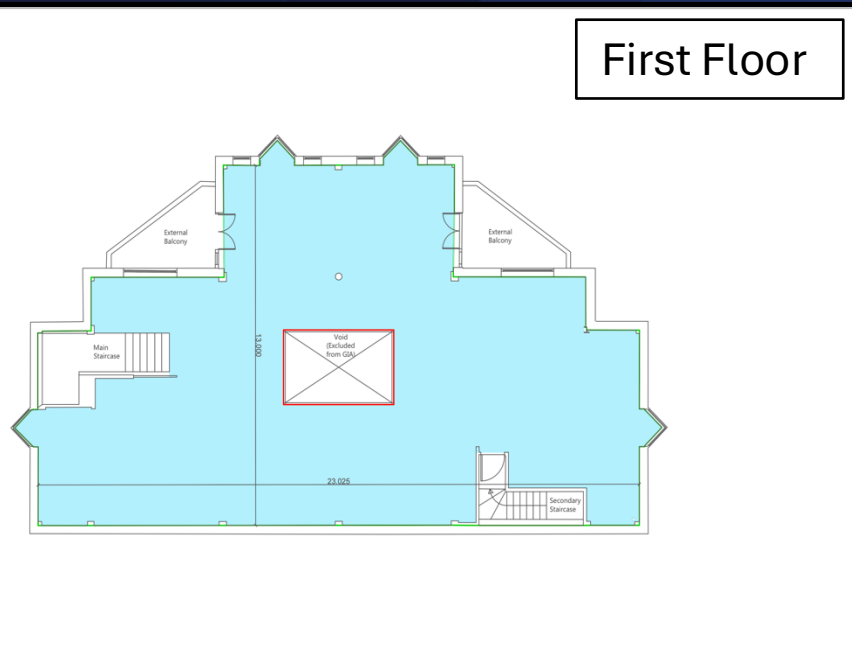
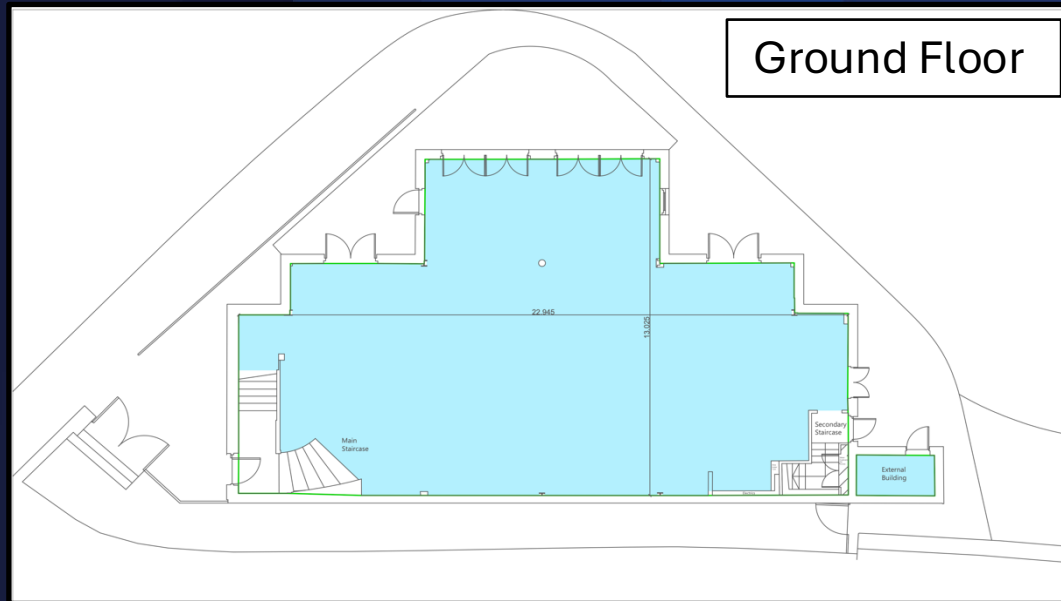
LANDLORD WORKS

The landlord is undertaking a shell refurbishment and will fill the first-floor void, these works are due to complete in 2026.



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TENURE

The premises are available by way of a new lease for a term to be agreed.

RENT

Upon Application.

RATES

Rateable value from April 2026: £80,000

Interested parties are advised to make their own enquiries with Manchester City Council.

EPC

The unit has an EPC rating of 26(B).

PLANNING

We are advised that the subject property falls under Use Class E.

COSTS

1. The ingoing party is to be responsible for their own legal costs incurred in this transaction.
2. All figures quoted are exclusive of VAT where applicable.

VIEWING

Appointments to view should be made strictly by appointment through Metis Real Estate Advisors.

Metis Real Estate Advisors

Northern Assurance Buildings,
9-21 Princess Street,
Manchester
M2 4DN
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MISREPRESENTATION CLAUSE

The joint Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract; (ii) they are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them; (iii) no person in the employment of The Joint Agents has any authority to make or give any representation or warranty in relation to this property.