

UNIT TO LET
126-128 WILMSLOW ROAD
MANCHESTER, M14 5AH

PRIME LOCATION
REFURBISHED TO A HIGH GRADE SPECIFICATION
PREMIUM OFFERS SOUGHT



LOCATION

The premises are situated in a prominent position on the “Curry Mile” at the junction of Wilmslow Road and Clarendon Road in the heart of Rusholme, Manchester. Manchester City Centre is located approximately 2 miles north west of the property and is also situated within close proximity to Fallowfield, a highly popular student area.

GENERAL DESCRIPTION

The Property comprises a single storey unit with a flat roof consisting of ground floor and basement accommodation in addition to a rear service yard and ample parking. The unit has recently gone through a significant refit enhancing to a high grade retail specification.

RENT

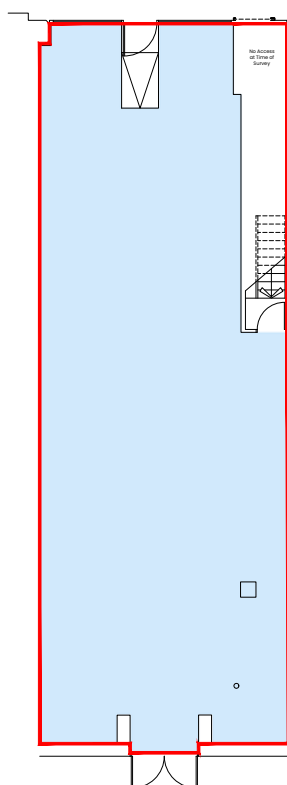
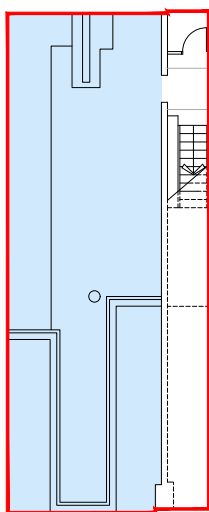
Rental offers in the region of £100,000 per annum exclusive.

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BASEMENT

GROUND FLOOR



ACCOMMODATION

Ground Floor (NIA) 140.7 sq m / 1514.3 sq ft

Basement (NIA) 66.02 sq m / 710.6 sq ft

BUSINESS RATES

Rateable Value £60,000 pa

UBR 2026/27 0.48

Rates Payable £28,800pa

All parties to confirm these figures with the Local Authority

AML

In accordance with anti money laundering regulations any prospective tenant is to provide two forms of ID and confirmation of the source of funds will be required.

CONTACT

FERGUS MCKINNON

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**McKinnon
Nelson**
Property Consultants

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

DECLARATION In accordance with s21 of Estate Agents Act, we declare that a Director(s) of McKinnon Nelson has a personal interest in this property.

Energy performance certificate (EPC)

126 Wilmslow Road
MANCHESTER
M14 5AH

Energy rating

B

Valid until:

2 August 2036

Certificate number:

9867-0617-5468-1105-1854

Property type

Retail/Financial and Professional Services

Total floor area

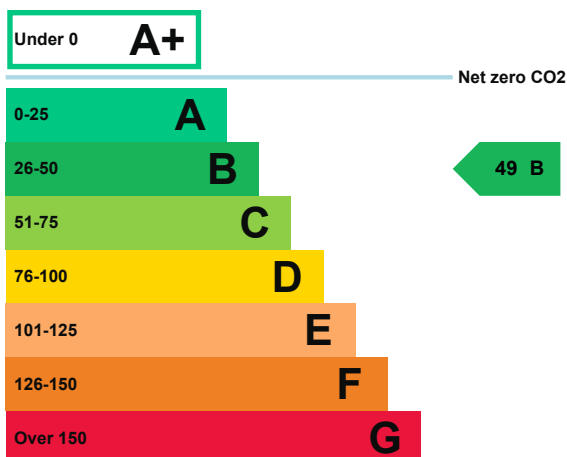
223 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

34 B

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