



**TO LET: 1,547 SQ/FT GROUND FLOOR PREMISES WITH FIRST AND SECOND FLOORS INCLUDING BASEMENT LOCATED ON THE BUSY CURRY MILE**

**53 Wilmslow Road  
Rusholme  
M14 5TB**



### Location

The property is located in a popular, prominent location on Wilmslow Road which is well known as the 'Curry Mile'. The development is 1.5 miles from Manchester City Centre and is positioned close to two universities and their respective student campuses along with Manchester Royal Infirmary, Whitworth Art Gallery and Whitworth Park. The immediate area is predominantly occupied by a variety of food and restaurant operators, with notable brands including Café Nero, Tim Hortons, Tesco Express and Lidl.

### Description

The property comprises three storeys and includes a basement. It was formerly used as a jewellers, and comprises of a fairly open plan ground floor, with a staircase leading to a dry basement. On the first and second floors are open plan office/breakout rooms for staff including WC's. The property has gas central heating. It is due to be refurbished to provide a 'white box' for an incoming tenant to put their own stamp on the property.

The premises is close to the recently developed San Court scheme, which comprises 5 retail/restaurant units at ground/basement level with 56 residential apartments to the upper floors. The retail scheme is fully let.

53 Wilmslow Rd will be presented in shell condition, with class 'E' uses permitted.

### Property Details

Accommodation	Ground Floor 600 sq/ft; Basement 284 sq/ft First Floor 367 sq/ft Second Floor 296 sq/ft
Rent	£50,000 per annum exclusive
Lease Terms	Available to let on a new full repairing and insuring lease for a term of years to be agreed.
Car Parking	Free on street parking
Services	We understand that mains gas, electricity, water and drainage are available to the property.
Legal Costs	Each party to pay their own.
Rateable Value	The property has a rateable value of £21,250. Therefore, business rates will be circa £10,600 p.a.
EPC Rating	An EPC will be provided.

### Contact us

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### IMPORTANT NOTE:

- i) It should be noted that all prices and rentals quoted within these details are exclusive of Value Added Tax.
- ii) Interested parties are strongly recommended to consider the advice contained in the Royal Institution of Chartered Surveyors' Code for Leasing Business Premises (2020) (including supplemental guide), and are strongly recommended to seek professional advice before signing a lease.

### PLEASE NOTE:

Impey & Company Limited for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, reference to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but an intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.(iii) no person in the employment of Impey & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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