

Gifford Dixon

Commercial Property

TO LET



414 Wilmslow Road, Withington, Manchester, M20 3BW

Four Storey Office Premises

151.7 Sq. M. (1,633 Sq. Ft.) + Basement

£28,000 pa

gifforddixon.co.uk

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LOCATION

Occupying a prime position along Wilmslow Road in Withington, forming part of a mixed commercial and residential parade between Davenport Avenue and Rippingham Road.

Manchester City Centre is located approximately 4 miles to the north via both Princess & Wilmslow Road. The immediate area boasts excellent transport links, being less than 3 miles from junction 5 of the M60 Motorway. Didsbury, Whalley Range, Fallowfield and Chorlton are all within easy reach of the property, as is Manchester Airport which is located 6 miles south of the property. Additionally, regular bus services run along Wilmslow Road, linking South Manchester to the City Centre and the property is around a 1 mile walk from both Withington Metrolink stop and Mauldeth Road Train Station.

The immediate parade is home to several Estate agents including Bridgefords, Jordan Fishwick & Edward Mellor, while the wider area benefits from numerous regional and national food outlets and shops.

DESCRIPTION

The property is a substantial three-storey terraced property plus loft conversion and basement, with brick elevations beneath a pitched slate roof. The property is currently set up for office use, however it does benefit from Use Class E (commercial, service and business), meaning that it could also be used for retail, restaurant or café use.

Briefly, the premises provides a floor to ceiling fully glazed shopfront leading to open plan retail/office space off Wilmslow Road, with storage and W/C facilities to the rear and access to the upper floors via internal stairwell. To the first floor you will find a large open plan office to the front with smaller office/boardroom to the rear, with stairs leading to the second floor and a further two offices plus kitchen facility. A further flight of stairs leads you to a converted attic space where a final office is located.

The premises is presented to an excellent standard throughout, having only recently been refurbished, and provides high quality air conditioned offices from ground to third floor, plus ancillary basement storage.

TERMS

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

£28,000 per annum

LEGAL COSTS

The incoming tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease.

EPC RATING

D (96)

ACCOMODATION

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

Ground	Sq M	Sq Ft
Shop/Office	37.2	400
Rear Store	7.8	84
First	Sq M	Sq Ft
Front Office	33.8	364
Rear Office/Boardroom	15.8	170
Second	Sq M	Sq Ft
Front Office	29.6	319
Rear Office	7.4	80
Kitchen	4.5	48
Third	Sq M	Sq Ft
Office	15.6	168
Basement	Sq M	Sq Ft
Ancillary storage	49.7	535
TOTAL	201.4	2,168

Plus W/C facilities and small enclosed yard at rear of the ground floor.

BUSINESS RATES

The ground floor and basement have been assessed as follows:

Rateable Value (2023 List) - £10,000

100% Small Business Rates Relief may be available depending on the incoming 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.

SERVICES

We understand that mains gas, electric, water and drainage are connected to these premises.

CONTACT

Steven Gifford-Dixon
steven@gifforddixon.co.uk

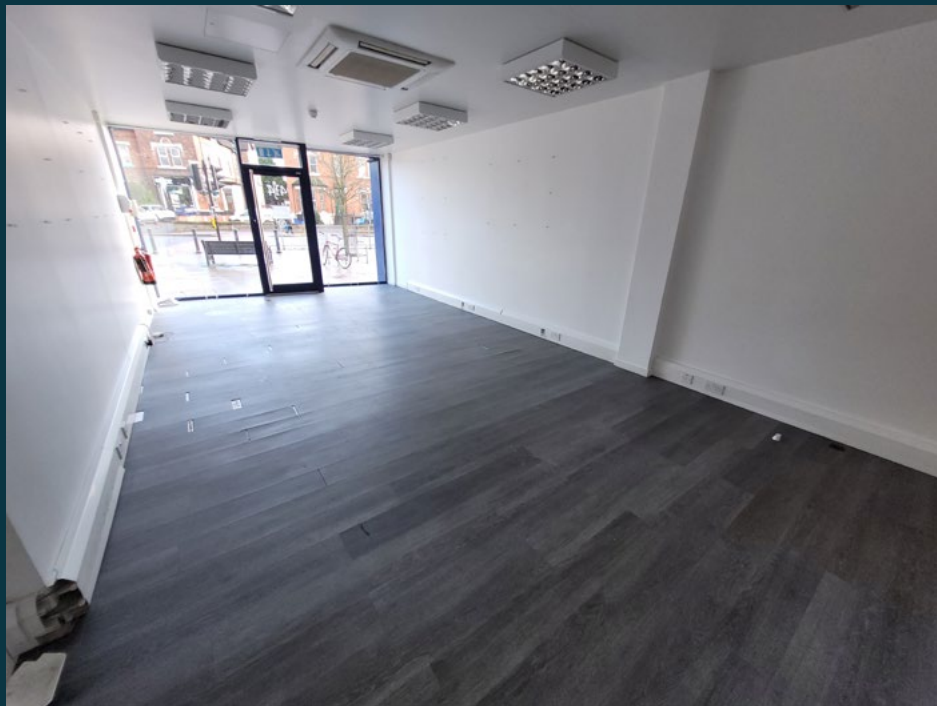
Subject to contract
27th January 2023

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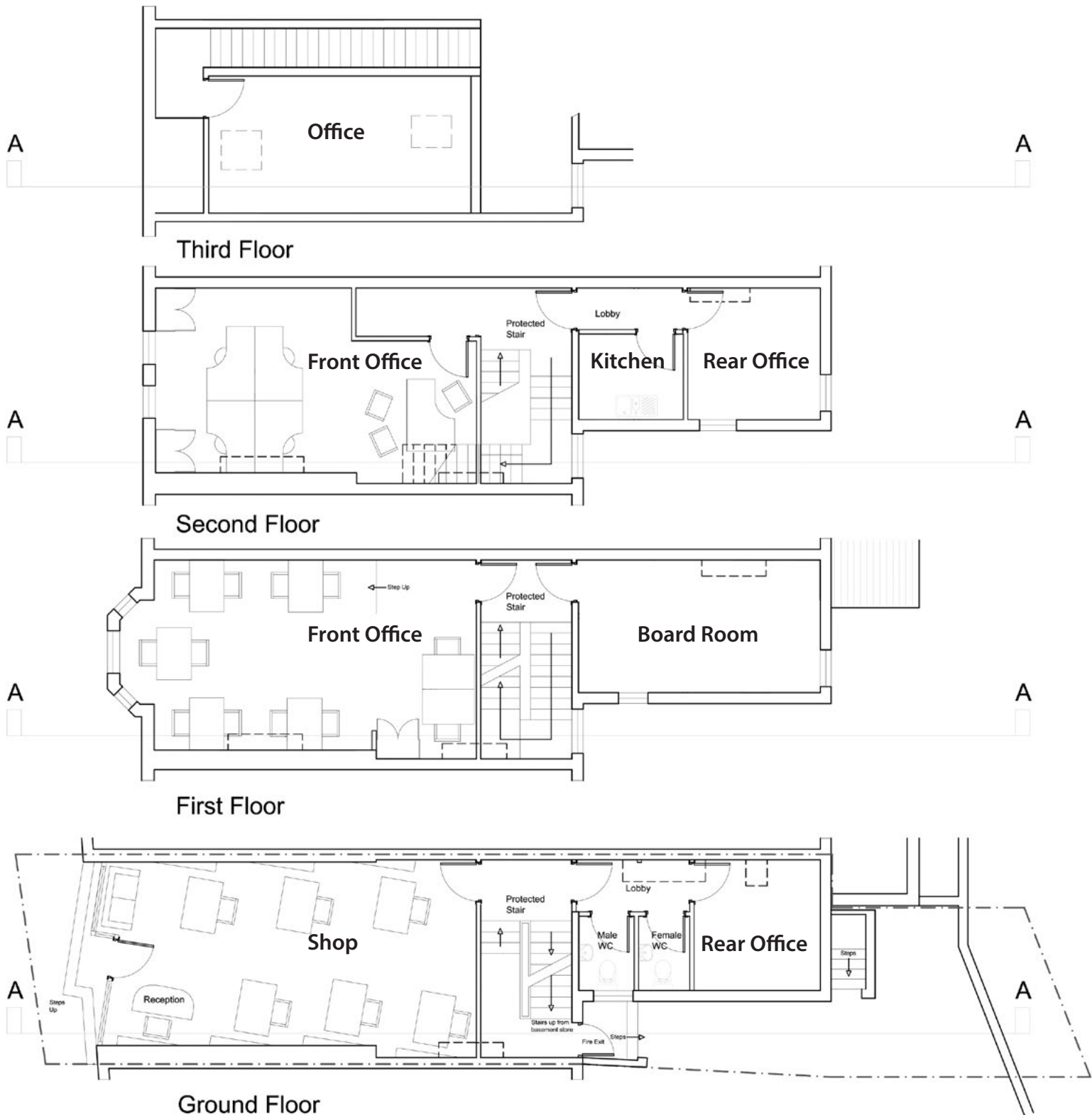
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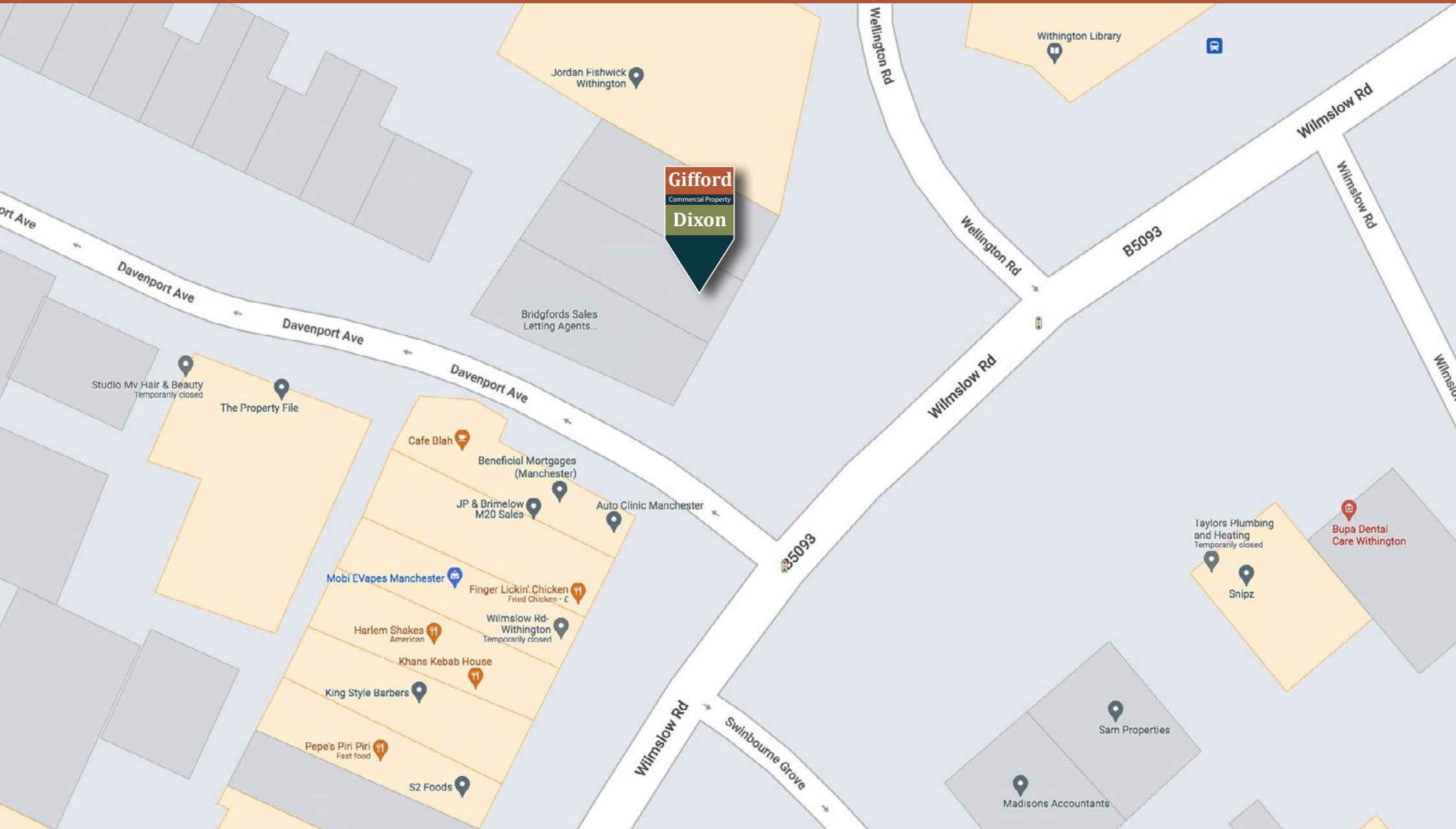
FLOOR PLANS



These plans are for illustrative purposes only and are not to be relied upon.

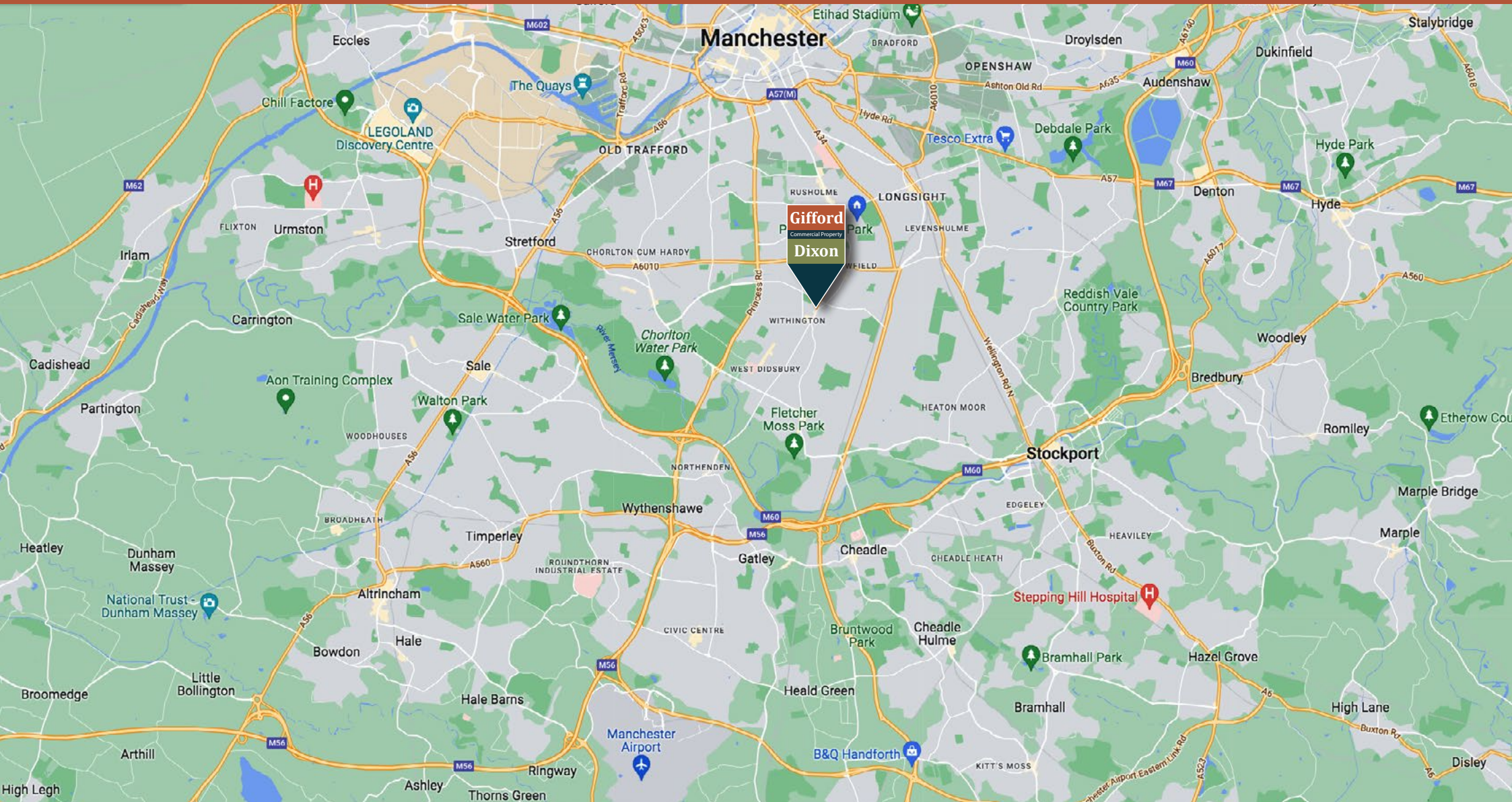
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