



TO LET

Barlow House

**BARLOW
HOUSE**

Gifford Dixon

Commercial Property

0161 667 1317

708-716 Wilmslow Road, Didsbury, Manchester, M20 2FW

First & Second Floor Office/Restaurant Premises

444 Sq. M / 4,780 Sq. Ft

£70,000 pa

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Santander

BARLOW HOUSE BARLOW HOUSE



LOCATION

The property is situated in a prime position along Wilmslow Road approaching the crossroads of Barlow Moor Road and School Lane 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 off the M56 Motorway. Didsbury, Cheadle, Wilmslow and Stockport are all within easy reach of the property, as is Manchester Airport which is around 6 miles away. 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.

Wilmslow Road benefits from several national operators including Santander Bank (beneath), Café Nero, Costa Coffee, M&S Food, Boots and Franco Manca Pizzeria, and many local independent shops, cafes, and restaurants.

DESCRIPTION

The property is an imposing and attractively presented three-storey unit of brick construction with wall to wall dormers to front and rear at second floor level. The property is occupied by Santander Bank to the ground floor while the upper floors are currently occupied by a single office tenant throughout.

The subject of this letting is the office space to the first and second floor, which is accessed by private entrance to the ground floor off Wilmslow Road and to the rear via a second entrance through a private gated car park.

A common stairwell leads to the first floor where a large open plan office can be found with partitioned meeting room, reception, kitchen, and managers office off, plus W/C facilities. This space may well suit several other uses including restaurant or café use.

The second floor is similarly laid out with large open plan office and partitioned meeting room, kitchen, managers office, and two storage rooms off, plus W/C facilities.

Both floors benefit from air conditioning and the upper floors come with 10 private car parking spaces found in the gated car park directly to the rear.

TERMS

The premises are available by way of a new 10-year FRI (Full Repairing & Insuring) lease, subject to 3 yearly rent reviews and all other terms to be agreed.

VAT

We understand that VAT is not applicable to the rent on this property.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal fees in preparing the necessary documentation.

RENT

First floor - **£40,000** per annum

Second floor - **£30,000** per annum

Combined - **£70,000** per annum

BUSINESS RATES

Rateable Value (2023 List) - £61,000

Looking at the VOA split it appears that the first floor RV if separated would be £35,000 with the second floor being £26,000.

Interested parties are advised to make their own enquiries with the local authority regarding rates payable, however Rates Payable are currently based on a rate of 49.9p/£ (2023/24)

ACCOMODATION

The property can be split into separate units, providing net internal areas as follows: -

Commercial	Sq. M.	Sq. Ft.
First Floor	222	2,390
Second Floor	222	2,390
Total	444	4,780

Plus W/C facilities to each floor and 10 private parking spaces to rear.

EPC RATING

B (36)

CONTACT

Gifford Dixon

Commercial Property

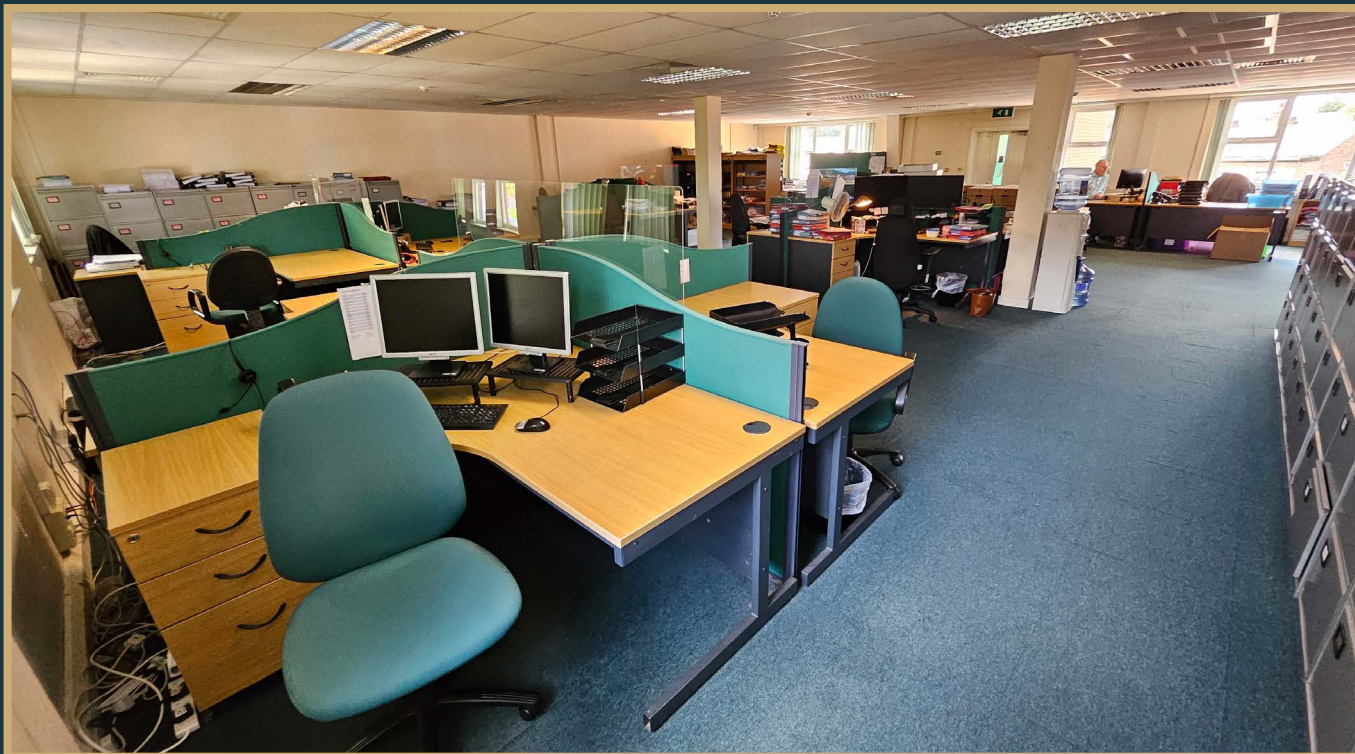
0161 667 1317

Steven Gifford-Dixon

steven@gifforddixon.co.uk

Subject to contract 22nd August 2022











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Santander

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SAINTS & SCHOLARS 769
 WREN PROPERTIES 696-696
 VACANT 866-696
 VACANT 007

LADBROKES 11
 THE SUNROOM 6
 NUEVE TAPAS BAR 7
 AXONS OF DIDSBURY 5
 THE NELSON 3
 EVANS FISH & FRUIT 1
 GIFFORD
 Commercial Property
 DIXON
 SANTANDER 712-716
 FRESH SAVE FRUIT & VEG 718
 DS COLOUR LABS 720
 THORNLEY GROVES ESTATE AGENTS 722
 DIDSBURY JEWELLERS 724
 M&S SIMPLY FOOD 726-732
 BOOTS UK 717
 DWELLING 742-744
 BARNARD'S 744

WILMSLOW ROAD

THE ORIGINAL THIRD EYE 199
 BISOUS BISOUS 399
 THE DOG & PARTRIDGE 667
 M/J SOLPAC 1
 THE VILLAGE PHYSIOTHERAPY 3
 DWELLING 5
 DWELLING 7
 HARRIET & DEE 9
 ASHLEY BROWN 11-17

WOK NOODLE BOX 671
 ANDREW GRAHAM SHOES 673
 WEIGH 2 BEE 675
 MCQUEEN INDEPENDENT 677
 PHILIP JAMES KENNEDY 679-681
 M J LEEING OPTICIANS 1a
 THE DENTAL HEALTH CENTRE 1b
 HISPI

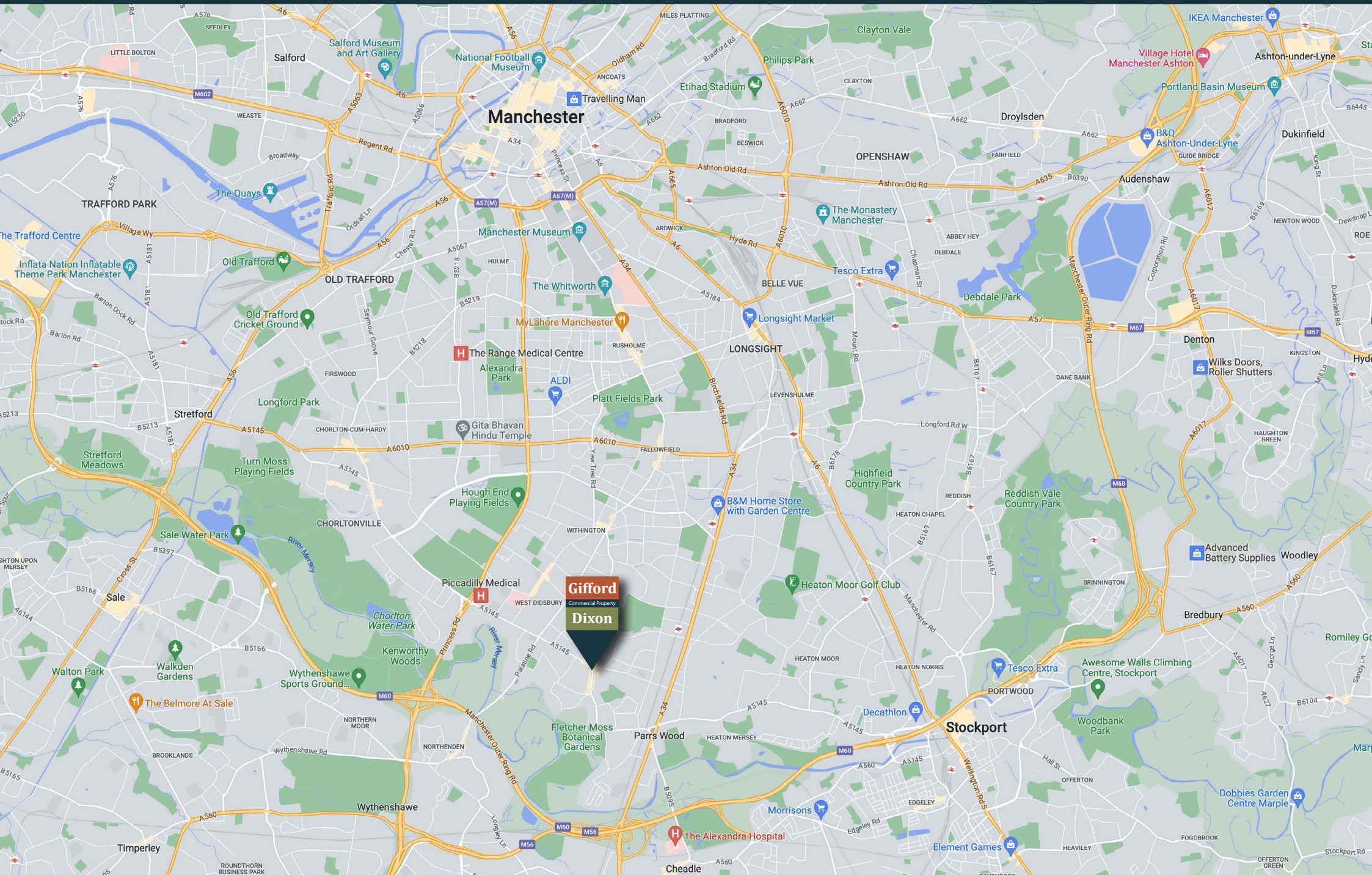
ORCHARD INTERIOR DESIGN 2
 NO 4 4
 E J MORTEN 6
 HARRIET & DEE 8
 DWELLING 10

COSTA COFFEE 683
 DAVE PLUCK 685-693
 NATWEST 695-699

KING'S LYNN CLOSE

VACANT 701
 HALIFAX 703
 JOHNSONS THE CLEANERS 707-709
 DIDSBURY NEWS 711
 REEDS RAINS ESTATE AGENTS 713
 POST OFFICE 1-7

MIND 715
 DIDSBURY EYECARE 717
 BOND BOUTIQUE 719
 GIDDY OAT TOYS



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