

Gifford Dixon

Commercial Property

TO LET



The Coach House

8 Grange Lane, Didsbury, Manchester, M20 6RW

Self-contained 3 storey Commercial Premises

163 Sq. M / 1,755 Sq. Ft

£36,000 per annum

gifforddixon.co.uk

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LOCATION

The property is situated in a prominent position along Grange Lane opposite Didsbury Primary School and just off Wilmslow Road 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 of 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, Café Nero, Costa Coffee, M&S Food, Gails Bakery, Boots and Franco Manca Pizzeria, but is also home to numerous local independent shops, cafes, and restaurants.

DESCRIPTION

This former Coach House premises is an attractively presented and newly refurbished three-storey property of brick construction with painted render finish over. A gated inner courtyard provides vehicular access for 3 to 4 cars and benefits from 2 EV charging points, plus a 'secret garden' accessed internally through patio doors to the rear.

The ground floor is made up of entrance reception leading to a generous kitchen/staff room with large office off and a storage cupboard/server room. A spiral staircase leads to the first floor where a large open plan office can be found along with separate W/C facility, while the second floor provides an additional office/meeting room plus useful eaves storage.

The premises has recently undergone a program of refurbishment including the replacement of all carpets, decoration, and the provision of new blinds throughout. This is a true turn-key opportunity and one not to be missed.

TERMS

The premises are available by way of a new 6-year FRI (Full Repairing & Insuring) lease, subject to 3 yearly rent reviews and all other terms to be agreed.

LEGAL COSTS

Each party are to be responsible for their own legal fees.

RENT

£36,000 per annum.

ACCOMMODATION

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

Ground	Sq M	Sq Ft
Entrance Reception	10.4	112
Kitchen/ Staff Room	15.6	168
Office	41.7	449
Store	6.2	67
First	Sq M	Sq Ft
Open plan Office	64	689
Second	Sq M	Sq Ft
Open plan Office	25.1	270
TOTAL	163	1,755

Plus W/C facility to first floor, eaves storage and lower level office space, and enclosed garden to rear.

BUSINESS RATES/ COUNCIL TAX

Rateable Value (2023 List) - £18,500

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)

VAT

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

EPC

An EPC has been commissioned and will be made available upon request.

CONTACT

Gifford Dixon

Commercial Property

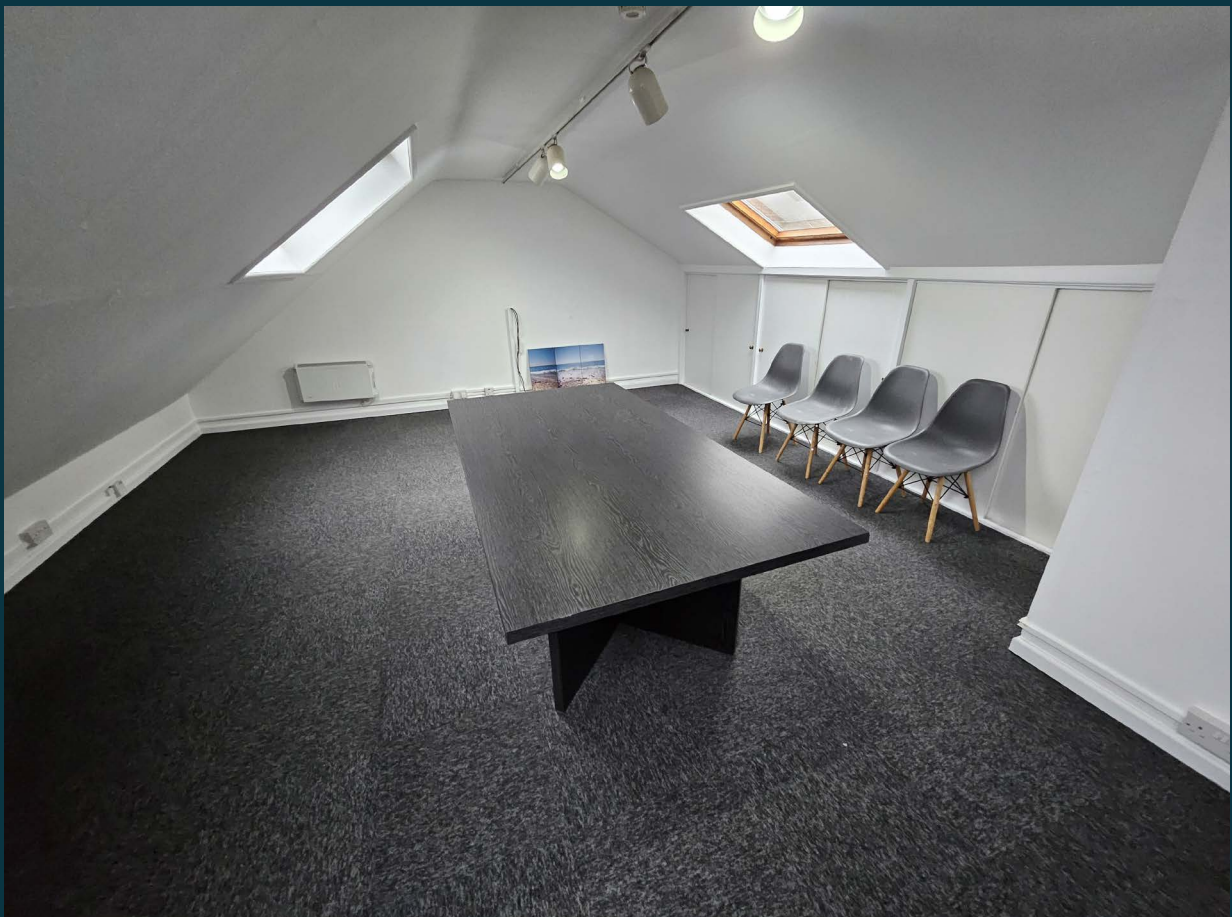
Steven Gifford-Dixon

E: steven@gifforddixon.co.uk

Subject to contract 23rd November 2023

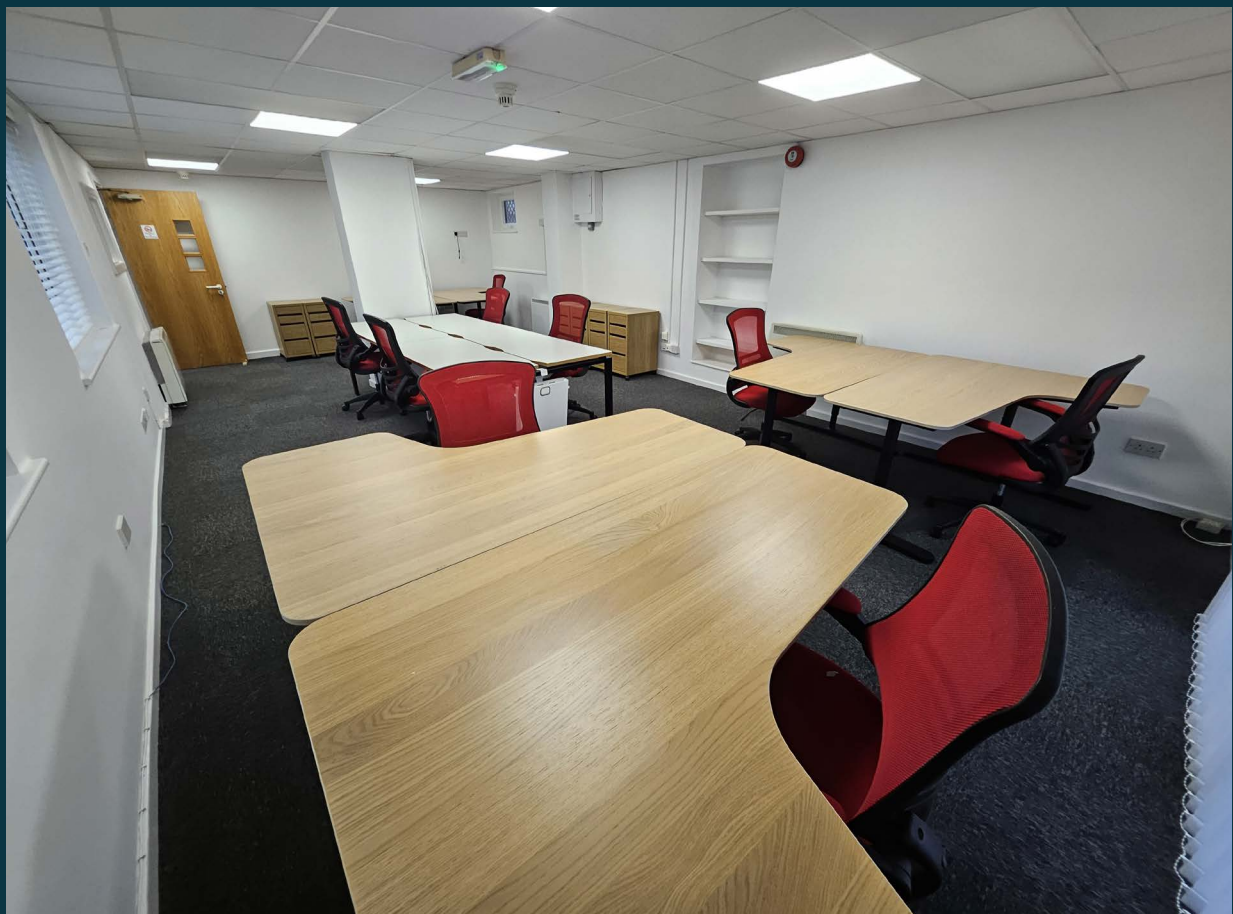
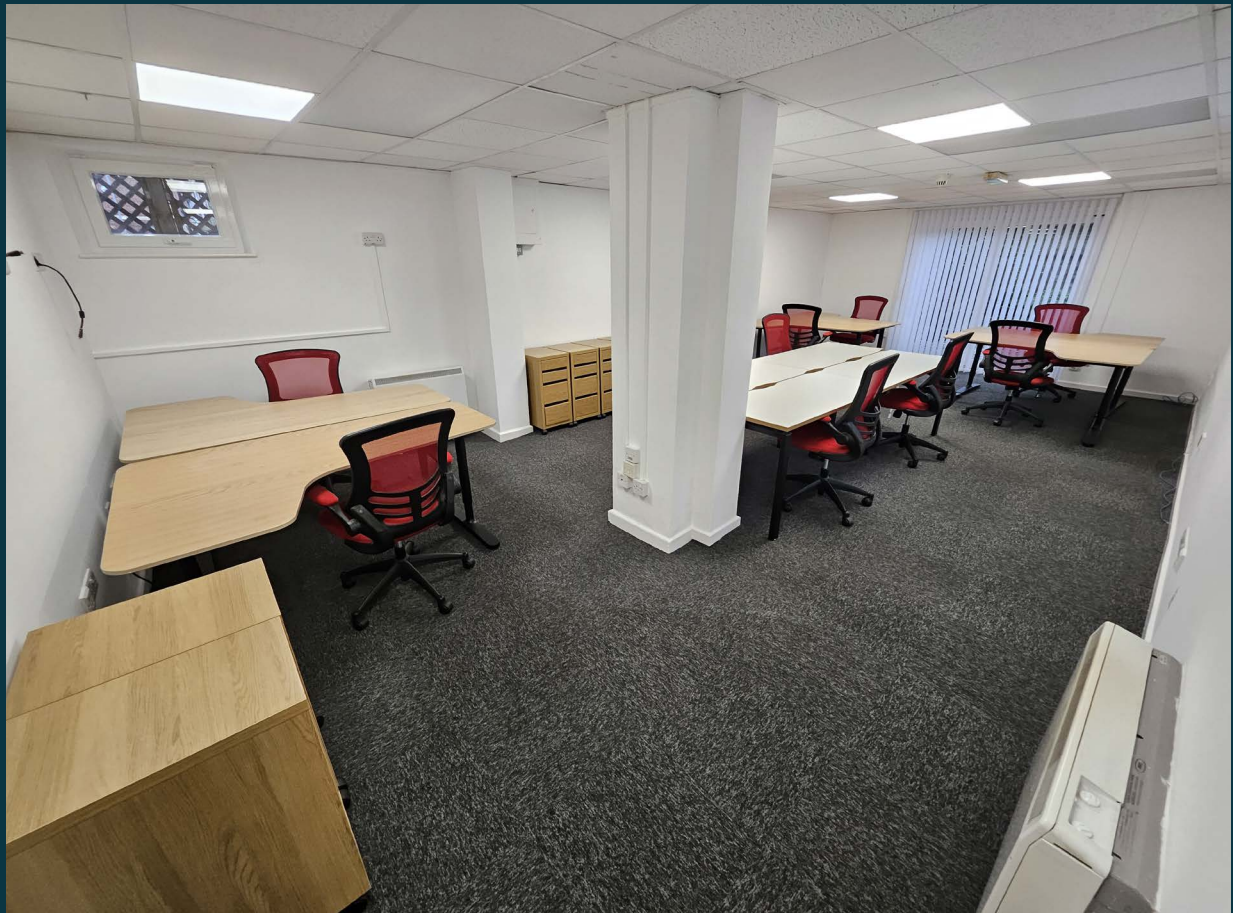
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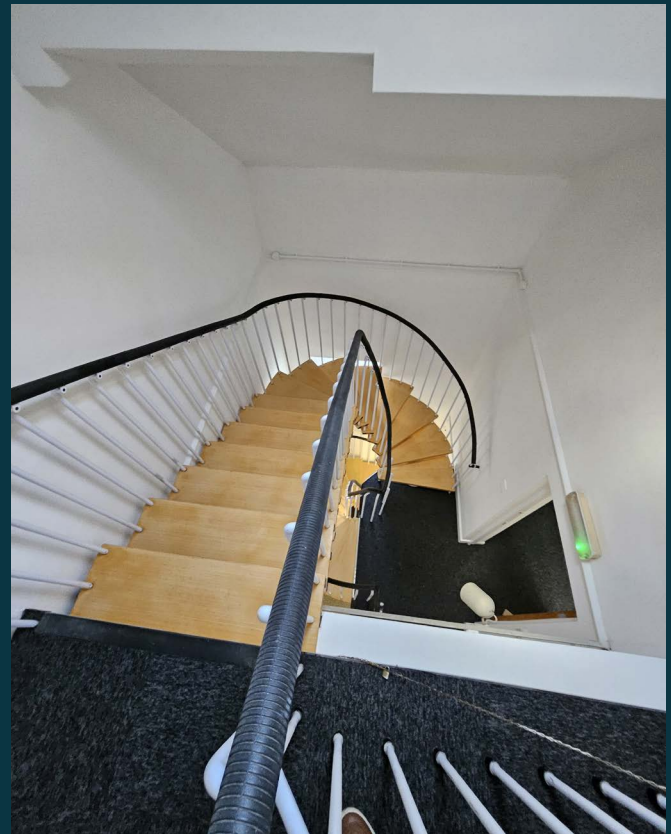
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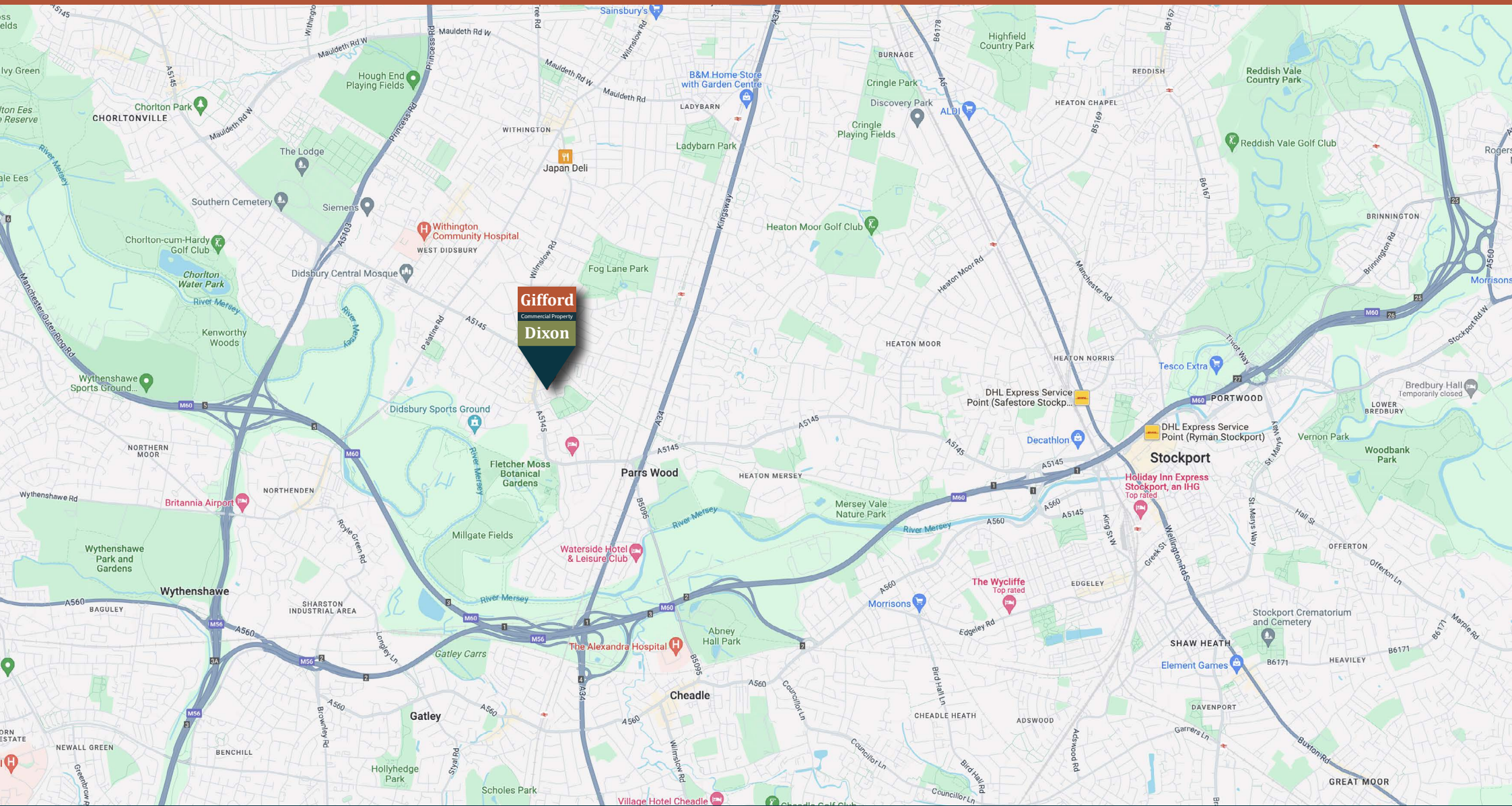
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