

TO LET



For identification purposes only

Ground Floor Commercial Premises 53.08 m² (571 sq ft)

**420a Wilbraham Road
Chorlton cum Hardy
Manchester M21 0AS**

- High popular South Manchester location
- Suitable for a variety of uses (STP)
- Excellent transport links

0161 833 9797 www.wtgunson.co.uk

LOCATION

The premises is in a prominent position on the corner between Wilbraham Road and Albany Road directly opposite Chorlton Metrolink Stop and Morrisons. Located circa 4 miles south west of Manchester City Centre, Chorlton cum Hardy is an affluent residential area with excellent transport links to the city centre via the Chorlton Metrolink. Wilbraham Road hosts a vibrant Restaurant, Bar and Retail scene with a variety of national and local operators.

DESCRIPTION

The property comprises self-contained ground floor accommodation within a terraced block consisting of ground floor retail operators and residential accommodation above.

Internally, the property consists of 4 separate rooms including a main reception as you enter, a small showroom, a back office and a storage room. There is also a single toilet within the premises.

Previously used as opticians, the premises is suitable for a variety of different uses subject to planning including but not limited to Office, Retail, Health/Beauty Clinic. The property also benefits from free on street parking directly outside of the premises. There are also several amenities within walking distance including a number of food and beverage operators and a Morrisons Supermarket.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas are as follows:

53.08 m² (571 sq ft)

LEASE TERMS

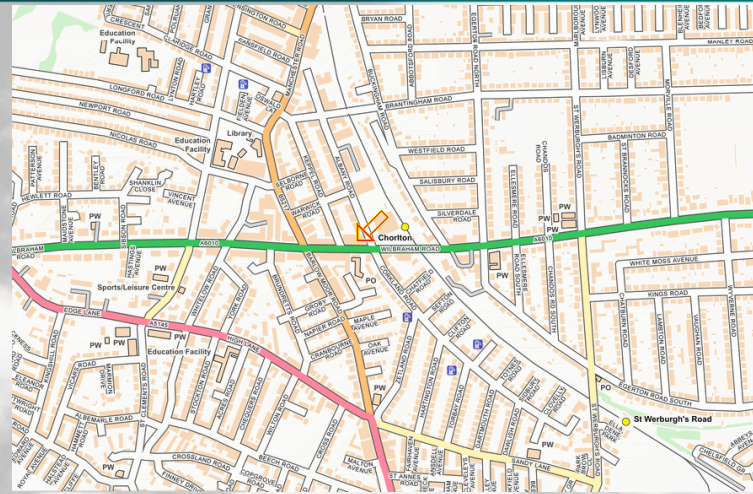
The suite is available for a lease term to be agreed for an initial rent of **£10,000pa**.

CODE FOR LEASING BUSINESS PREMISES

Interested parties are notified of the existence of the RICS Code for Leasing Business Premises (2020) and are recommended to obtain professional representation.

BUSINESS RATES

Current Rateable Value £8,500. Rateable Value from April 2023 £9,300. Small business rates relief may apply. Interested parties are encouraged to make their own enquiries with the local authority.



EPC

A copy of the EPC is available upon request.

VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:

Matt Styles

(Email: matthew.styles@wtgunson.co.uk)

Tel: **0161 833 9797**

Date of Preparation: March 2023