

TO LET

RogerHannah



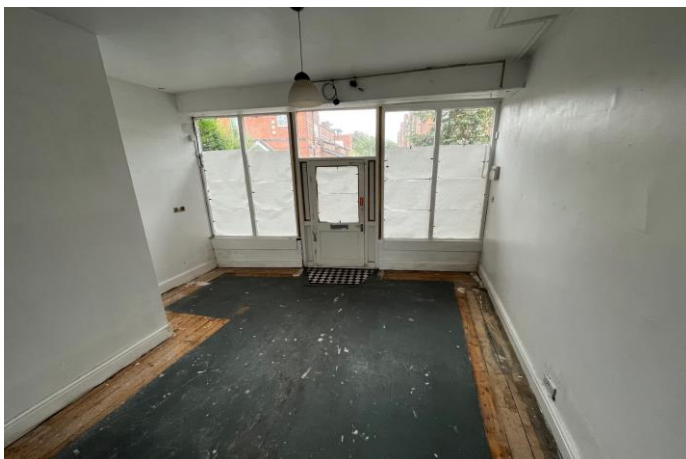
190 Burton Road, West Didsbury, Manchester, M20 1LH

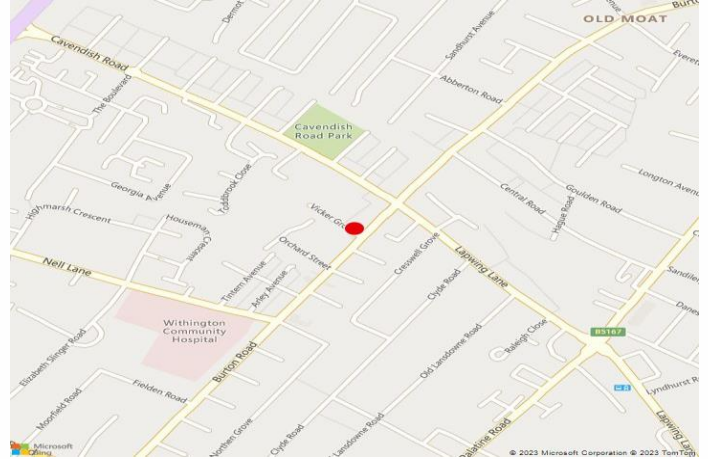
Ground Floor Commercial Premises

675 Sq.Ft. (62.72 Sq.M.)

Plus External Seating of 95 sq.ft.(8.8 sq.m.)

- Prominent West Didsbury Trading Location
- Internal & External Customer Seating Areas
- Newly Refurbished Open Plan Unit
- Use: E Class (Formerly A1, A2, A3, B1 & Part D1)





Location

The property is located fronting Burton Road in the heart of West Didsbury close to Withington Community Hospital and a short drive to the M60, Chorlton, Didsbury, Withington and Manchester city centre. - M60: 1.5 miles. - Manchester: 5 miles.

Description

The subject property comprises of an end terrace retail unit of traditional construction with accommodation over a split ground floor level. Once refurbished and extended, the ground floor will provide an open plan main retail sales area with space for welfare facilities and a tenant to create their own unique space.

The property benefits from an external customer seating area fronting Burton Road, large glazed bif-fold frontage, rear extension beneath pitched roof and skylights and all mains utilities, although the gas supply is currently capped.

Use: E class (Formerly A1, A2, A3, B1 & Part D1).

Accommodation (Planned)

Measured to NIA to provide the following areas

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor	675	62.72
External Seating	95	8.8
Basement	156	14.5
TOTAL	926	86.02

Availability/Asking Rent

Available by way of a new effective full repairing and insuring terms from early 2024, on terms to be agreed at passing a rent of £34,000 per annum. If required, the tenant entering into an agreement for

lease while the renovation works to create a larger open plan space are carried out.

Further information available upon request.

Business Rates

Rateable Value: Current £11,250
 Will need to be reassessed when extension and refurbishment works are completed.

EPC

D89 current.

VAT

If VAT is applicable it will be at the prevailing rate.

Legal Costs

The tenant to be responsible for the landlords reasonable legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

E: danrodgers@roger-hannah.co.uk

Date of Preparation

07 November 2023

