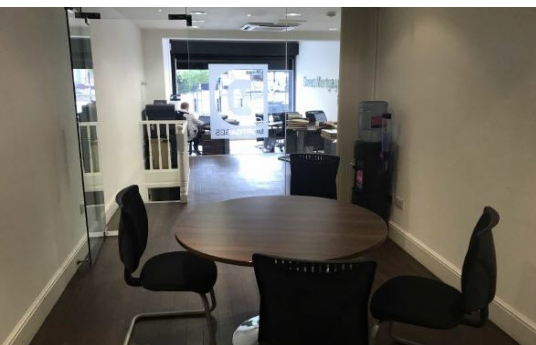


TO LET



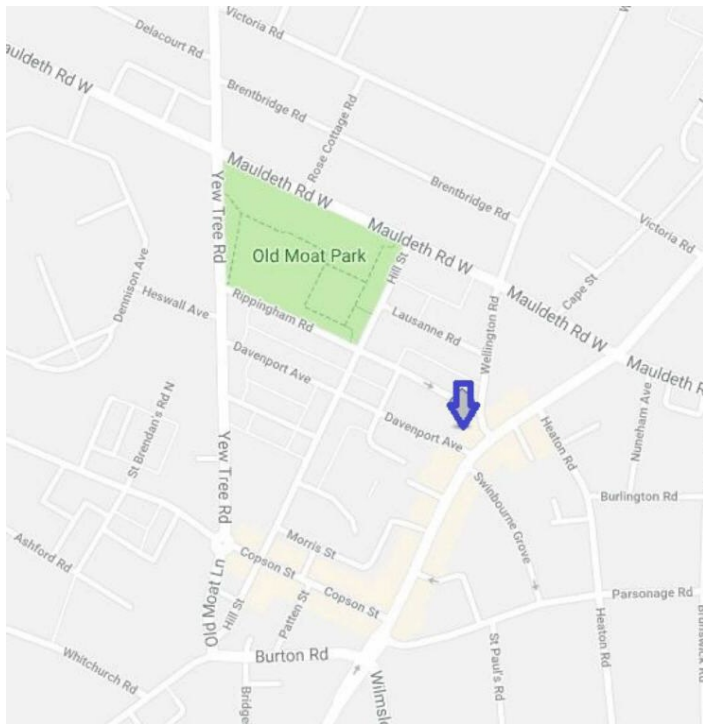
412 WILMSLOW ROAD, WITHINGTON, MANCHESTER, M20 3BW



Ground Floor Unit 707.6 sq ft (65.9 sq m)

- Assignment of Existing Lease
- Modern Fit Out
- Prominent Location





Location

The property is located in the heart of Withington fronting Wilmslow Road forming part of a mixed commercial and residential parade situated between Queens Street West and Davenport Avenue. Neighbouring occupiers include Bridgfords, Edward Mellor, Oasis Dental Care, Withington Library, Greggs and is a short walk to the new Scala mixed use purpose built commercial and residential scheme off Copson Street.

Description

The property comprises a modern, open plan ground floor commercial unit. The unit has full glazed frontage onto the main road and currently provides an open plan office /retail space with glazed partitioned meeting room, ancillary storage, kitchen and WC facilities to the rear. The accommodation is fitted to a high standard and benefits from AC, timber floor, spot lighting, electric Roller Shutter, Gas central Heating and all mains utilities.

Externally the property is in a good condition and provides access via a rear door to a shared small yard.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on

a Net Internal Area basis to provide the following floor areas:

Retail 599.72 sq ft 55.7 sqm

Ancillary space 109.88 sq ft 10.2 sqm

Total 707.6 sq ft 65.9 sqm

Rental/Availability

By way of assignment of the current FRI lease which expires on 31/10/21 at a passing rent of £18,000 per annum with an Open Market Rent Review in November 2019.

Business Rates

RV £12,250

Rates Payable: £5,916.75

VAT

VAT is applicable on this property.

EPC

A copy of the EPC is available on request.

Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:

Tel:0161 817 3396

Email:danrodgers@roger-hannah.co.uk

Date of Preparation

8 November 2018