

# TO LET – SHOP WITH A3/A5 CONSENT

DIDSBURY – 721 WILMSLOW ROAD, M20 6WF

Mason  
Partners



### Location

The property is located on Wilmslow Road in Didsbury, a suburb approximately 5 miles south of Manchester City Centre. The property occupies a prominent location along Wilmslow Road opposite Co-Operative Food, M&S Simply Food and Boots.

### Accommodation

The premises are arranged over basement, ground, first, and second floors. Net internal areas of each floor are as follows: -

Ground Floor	61.7 sq m	664 sq ft
First Floor	32.9 sq m	355 sq ft
Second Floor	15.8 sq m	170 sq ft
Basement	39.9 sq m	430 sq ft

### Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

### Rent

£33,000 per annum exclusive.

### Rates

Rateable Value (2017 List)	£24,750
Estimated Rates Payable	£11,533.50

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

### EPC

The property has an Energy Performance Asset Rating of C – 75. A certificate is available on request.

### Planning

We have been advised that the property benefits from an A3/A5 planning consent. Interested parties should make their own enquiries with Manchester City Council.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Viewing

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