

# To Let

**93 Lapwing Lane, West Didsbury, Manchester, M20 6UR****Guy Sankey**  
0121 609 8588  
guy.sankey@avisonyoung.com**Netta Spafford**  
0121 609 8249  
netta.spafford@avisonyoung.com

## Location

West Didsbury is a popular affluent suburb of Manchester located 4 miles south of the City Centre. The West Didsbury Ward has a population of 12,455. Much of the ward is made up of independent bars and restaurants which adds to the appeal of the suburb and enables it to draw on a much wider catchment.

The property is prominently located on the corner of Lapwing Lane and Palantine Road (B5167). Operators in close proximity include Pizza Express, Didsbury Kitchen, Chilli Banana and Didsbury Food & Wine.

## Description

The property was formerly utilised as a bank and extends over ground floor and basement.

## Accommodation

<b>Ground Floor</b>	1,344 sq ft	124.9 sq m
<b>Basement</b>	803 sq ft	74.6 sq m
<b>Total</b>	2,147 sq ft	199.5 sq m

## Terms

The property is available by way of an assignment of a lease expiring on 23 June 2026 at a current rent of £32,250 pax. A new sub lease for a term to be agreed may also be considered.

## Business rates

The property is assessed for rates as follows:

**Rateable value:** £20,750  
**Rate in £ (2018/19):** 48.0p  
**Rates Payable:** £9,960

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

## Planning

The property currently has the benefit of A2 (Financial Services) and A1 (Retail) but may be suitable for A3 (Restaurant) subject to planning consent.

## Legal costs

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

## EPC

C 74. The EPC certificate is available on request.

## VAT

VAT if applicable will be charged at the standard rate.

## Viewing

Strictly by prior appointment with the sole agents.





**Avison Young**  
3 Brindleyplace, Birmingham B1 2JB

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