

FALLOWFIELD

306 Wilmslow Road

TO LET

BY ASSIGNMENT
NEW LEASE POSSIBLE



Location

The property is located within Mayfair Court, fronting onto Wilmslow Road in Fallowfield, to the south of Manchester city Centre. The suburb is a popular student location. The unit is located immediately adjacent to **JD Wetherspoon** with student residential accommodation nearby. Occupiers nearby include **Sainsburys**, **Thornley Grove** Estate Agents, **McDonalds** and numerous independent retailers and restaurants.

Lease

The property is available by way of a full repairing and insuring lease expiring February 2041 with a break option February 2027. Subject to negotiation, a new lease may be available via the Landlord.

Rent

£36,000 per annum exclusive

Business Rates

Enquiries via the Valuation Office confirm the property is assessed as follows:-

Rateable Value (2026) £43,000

Interested parties are advised to make their own enquiries with the local authority.

EPC

D79

Accommodation

Gound Floor	2,070 sqft	192.3 sqm
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Legal Costs

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

Photographs and plans

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

Agents Note

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VAT

Prices, outgoings and rentals are quoted exclusive of, but may be subject to VAT.

Viewing

Strictly by appointment through the agents

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