

MBRE

**RETAIL
TO LET**



430/432 Wilmslow Road
Withington
Manchester
M20 3BW

**1,611
SQ.FT**



- Ground floor retail/restaurant
- Large open plan retail area with kitchen
- RV: £21,500 - SBRR available
- Located in the heart of Withington
- Additional FF office & basement store
- Suitable for a variety of retail uses STPP

Location/Description

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.

Lay-by parking is available to the front of the property and bin store is available to the rear.



Accommodation

Ground floor: 1,611 Sq.ft.

Main sales: 23'2" max width x 66'8" max depth.

Kitchen: 23'11" x 7'2" plus 7'5" x 7'2" store.

Male and female toilets are available to the rear of the main sales area.

First floor: 91 Sq.ft.

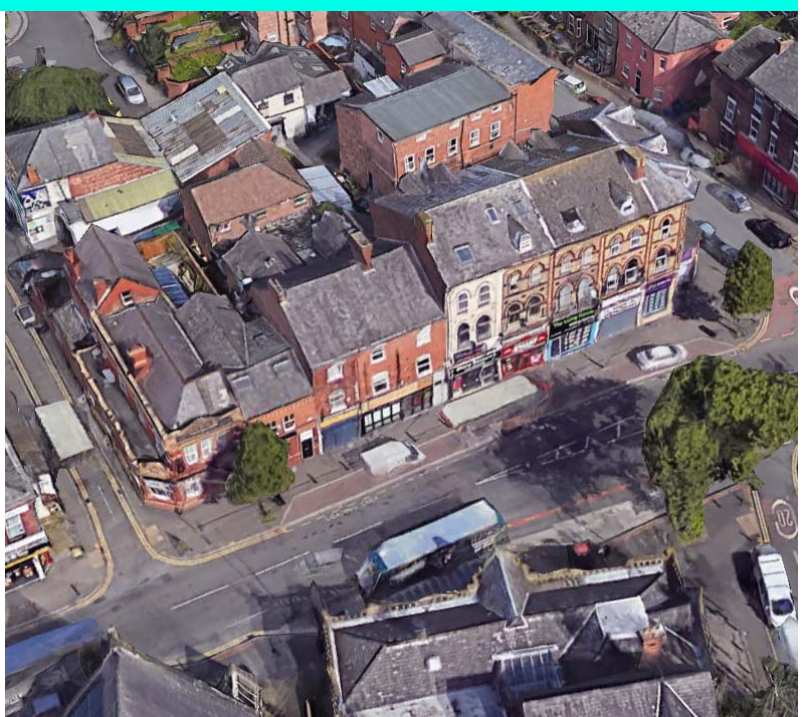
Office: 12'5" x 7'2" overall.

Basement: 514 Sq.ft.

23'3" x 22' overall.

The property benefits from fully operational shop front which can be opened to provide al fresco dining if required.

Suitable for a variety of retail uses STPP.



Rateable Value

We understand the Rateable Value for the property is £21,500.

Interested parties should contact Manchester City Council on 0161 234 4343.

Terms

The property is available to let on an effective full repairing and insuring Lease for a term of years to be agreed.

Rent

£26,000 per annum exclusive.

£2,166.66 per calendar month.

VAT

All figures are quoted exclusive of Value Added Taxation.

We understand that VAT is not payable on the rent.

Service Charge

The landlord may operate a service charge.

Details available from MBRE.

Building Insurance

The Landlord will insure the building and recharge Tenants based on floor area. Details available from MBRE.

EPC Rating

Energy Performance Certificate
 Non-Domestic Building

430-432 Wilmslow Road
 MANCHESTER
 M20 3BW

Certificate Reference Number:
 9714-3096-0888-0100-9905

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	203
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	145.26
Primary energy use (kWh/m ² per year):	851.46

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

90 If typical of the existing stock

Legal Costs

Tenants may be required to contribute towards Landlords legal costs associated with the new lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. SEPTEMBER 2018.