

To Let-Under Offer



Manchester

Unit 5, Ladybarn House, 301 Wilmslow Road, Fallowfield

868 sq ft (80.64 sq m)

Rent on Application

Location & Description:

- **Fallowfield is a suburb of Manchester lying 3 miles south of the city centre and is one of the more densely populated student areas in the city with approximately 55% of the total population being students.**
- **The subject unit fronts Wilmslow Road and forms an attractive retail parade under Ladybarn House, one of the most popular first class student residential schemes in the area. With the University of Manchester Fallowfield Campus and The Manchester Metropolitan University located a short walk away, Ladybarn House is very much in the middle of the thriving community, surrounded by bars, eateries and a mix of national and independent retailers.**
- **Nearby occupiers include Subway, German Donner Kebab, Starbucks, Sainsburys, JD Weatherspoon, Costa Coffee and Nando's.**

Demise:

Ground Floor 868 sq ft (80.64 sq m)

Rent:

Available upon request.

Lease:

New effectively FRI lease for a term to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating Assessment – B.

Legal and professional fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £19,750.

Date Prepared:

May 2024

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