



HIGH STREET PROPERTY / CLASS E

Unit 5 Ladybarn House, 301 Wilmslow Road, Fallowfield, Manchester



Rent: On application

Ground Floor Area

868 Sq ft / 81 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

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.

Accommodation:

The premises occupy the following approximate areas and dimensions:-

Demise:	Sq Ft	Sq M
Ground Floor	868	80.64

Rent:

Available upon application.

Tenure:

The unit is offered on a new effectively full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £19,750. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Service Charge:

Available upon request.

EPC:

Energy Performance Asset Rating - B

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

January 2024

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