

To Let - High Profile Retail Unit Vacant Possession Secured



Didsbury, South Manchester

Unit 1, 751-809 Princess Parkway, M20 2ZE

Total Approx. Area: 9,621 sq ft (893.8 sq m)

- Ground Floor: 6,270 sq ft (582.5 sq m)
- Mezzanine 3,351 sq ft (311.3 sq m)

Quoting Rent: £95,000 pax

Location & Description:

- The subject premises are located on the southbound carriageway of one of the busiest main arterial roads out of Manchester, Princess Parkway (A5103), close to the intersection of the M60 motorway.
- Traffic counts on Princess Parkway total circa 75,000 cars according to the DfT Govt website, close to McDonalds, Asda Express PFS and Premier Inn.
- The property is situated on a site which includes an additional detached unit occupied by Harrison Vets with a shared parking arrangement totalling 29 car spaces.
- The unit is of portal frame construction with extensive glazing and substantial floor to ceiling height incorporating a mezzanine across half the footprint, accessed by a central staircase and passenger lift.

Demise:

Ground Floor 6,270 sq ft (582.5 sq m)

Mezzanine 3,351 sq ft (311.3 sq m)

Car Parking Spaces 29

Rent:

£95,000 per annum exclusive.

Lease:

A new eFRI lease for a period of 10 years.

Service Charge:

On-account service charge for the current period is £4,500 per annum.

EPC:

Energy Performance Rating Assessment – E, further details upon request.

Legal and Professional Fees:

Each party to pay their own legal costs.

Rating Assessment:

Rateable Value (April 2026) – £114,000.

Conditions:

Subject to Vacant Possession.

Date Prepared:

Updated September 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Barker Proudlove

Nick Ferris

07970 850037

nick@barkerproudlove.co.uk

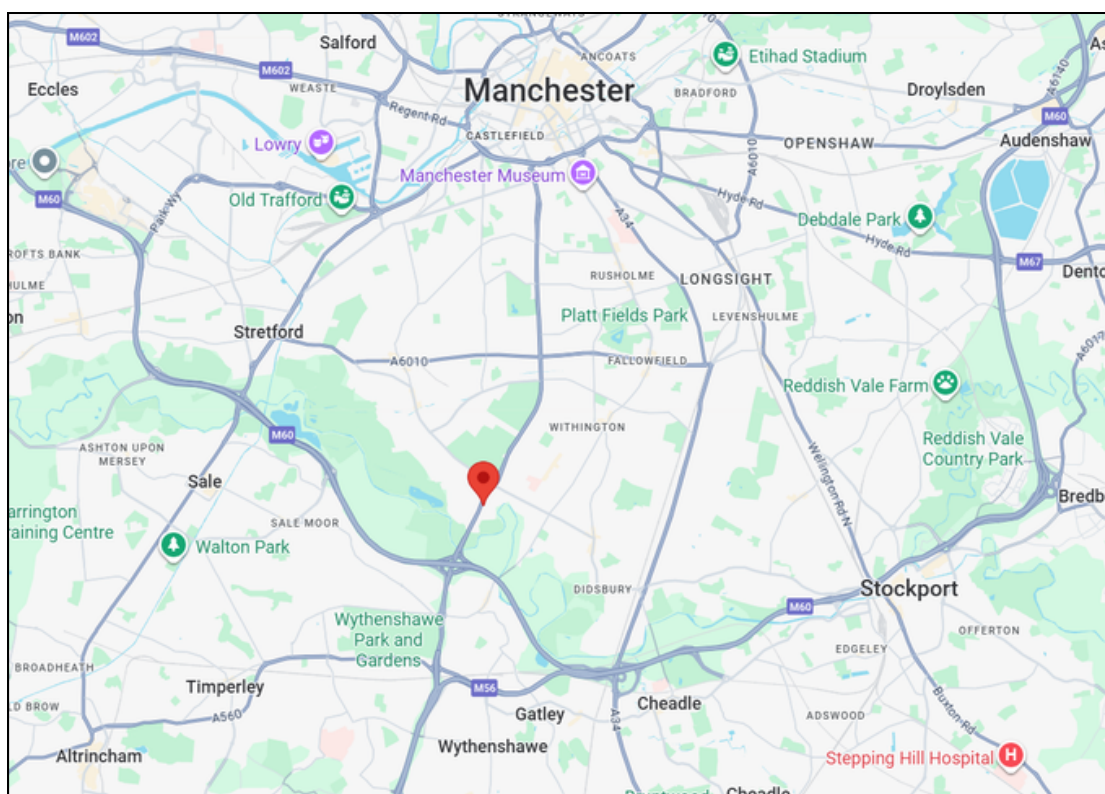
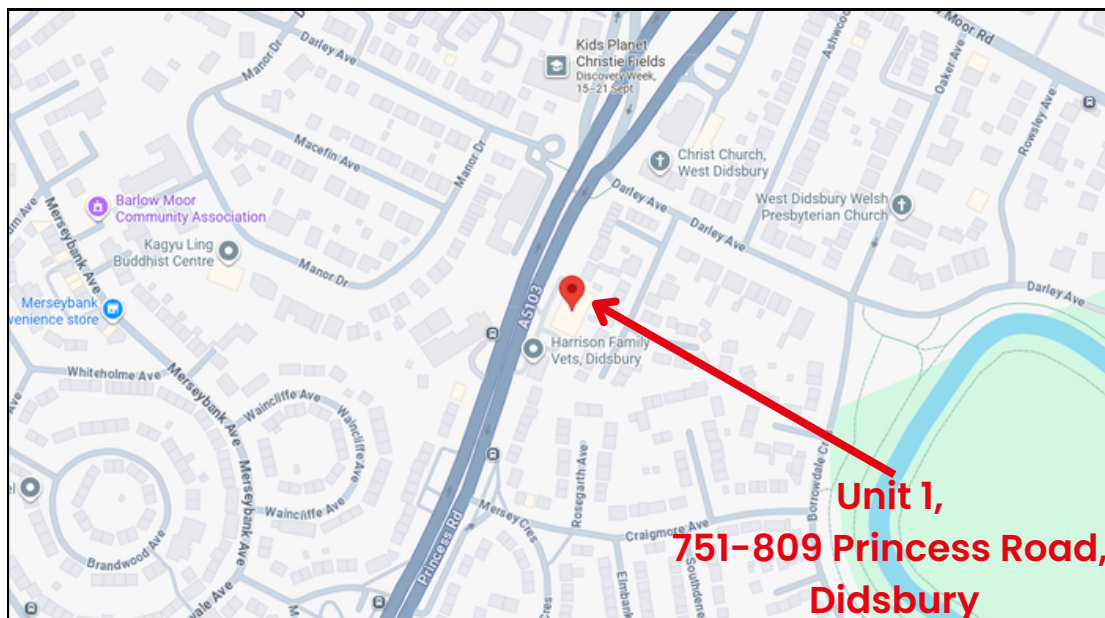
Kenney Moore

Howard Moore

07973 505246

howard@kenneymoores.co.uk

Viewings - strictly by appointment with the Agents



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



©FAITHFUL+GOULD COPYRIGHT : REPRODUCTION IN WHOLE OR PART BY ANY MEANS IS PROHIBITED WITHOUT THE PRIOR WRITTEN PERMISSION OF FAITHFUL+GOULD

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.