

To Let - High Profile Retail Unit



Didsbury, South Manchester

Unit 1, 751-809 Princess Road, 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

Potential divisible option would be considered

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.
- Strong preference to let the unit as a whole, although consideration will be given to dividing the premises into 2 units, subject to planning – plans provided on request.

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:

There is a nominal S/C, further details upon request.

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 2023) – £114,000.

Conditions:

Subject to Vacant Possession.

Date Prepared:

September 2025

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

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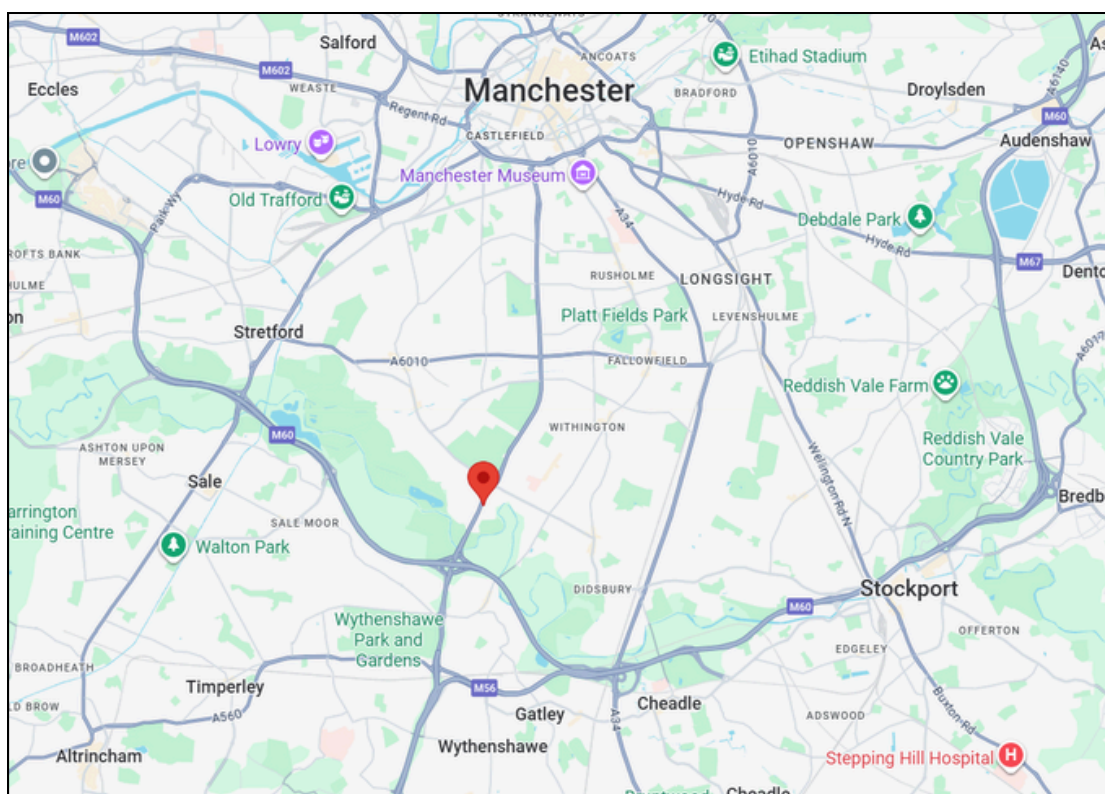
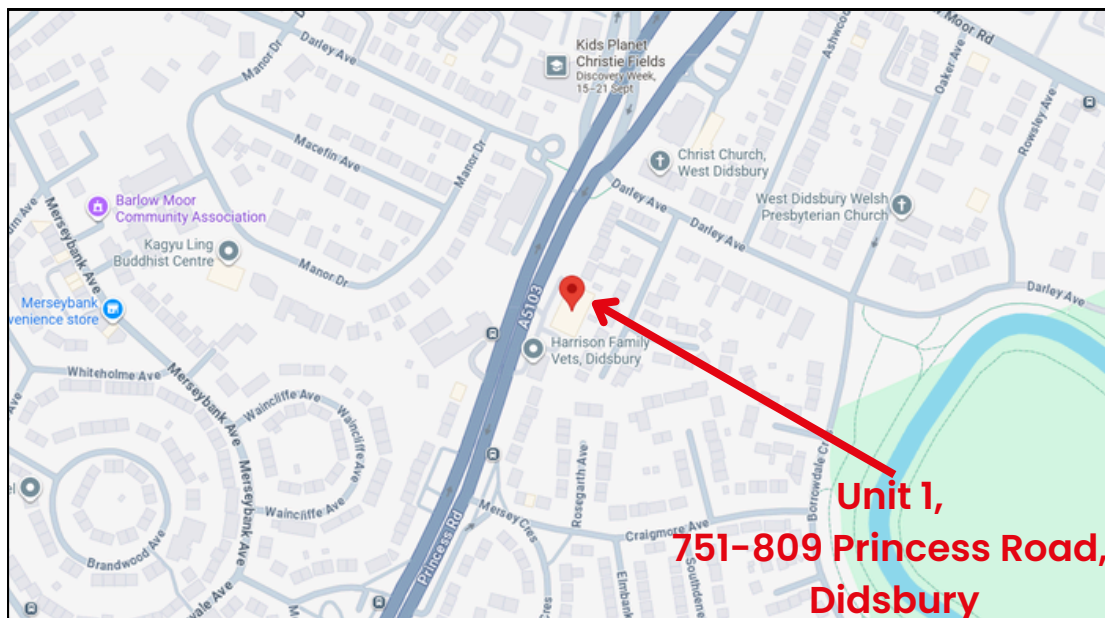
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