

HIGH STREET PROPERTY / CLASS A1
593 Wilbraham Road M21 9AF, Chorlton



Rent: £29,500 PA

Area

1,000 Sq ft / 93 Sq M

**UNDER
OFFER**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

The subject property is located in Chorlton, an affluent suburb approximately 3 miles south west of Manchester city centre.

The subject property, which fronts Wilbraham Road, occupies a 100% prime position opposite the entrance to Chorlton Cross Shopping Centre. The former B&M adjacent is under offer to a national multiple retailer. Occupiers nearby include Costa Coffee, Co-op Food, Boots, Holland & Barrett, William Hill, Nat West, Pizza Hut Delivery and Barclays.

Accommodation:

Our client will be removing the structural column in the front of the shop to provide an open plan sales area.

Demise:	Sq Ft	Sq M
Ground Floor	950	92.9
Basement	50	4.65

Rent:

£29,500 per annum exclusive.

Tenure:

Available by way of a new full repairing and insuring lease for a minimum term of 10 years.

Business Rates:

The unit has a rateable value assessment of £16,000.

For further details visit Gov.uk or contact the business rates department in 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.

EPC:

Energy Performance Asset Rating - C

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:

February 2020

Subject to Contract

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