



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



**UNDER
OFFER**

Rent: £29,500 PA

Area

1,000 Sq ft / 93 Sq M

Viewing Strictly through the sole letting agent.

Barker Proudlove

Andrew McGuinness

Mob: 07769 641622

Email: andrew@barkerproudlove.co.uk

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 2017 rateable value assessment of £16,000.

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

The chancellor has announced 100% rates relief on eligible properties for 12 months from 1 April 2020.

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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