

Gifford Dixon

Commercial Property

TO LET/ MAY SELL



285 Barlow Moor Road, Chorlton, Manchester, M21 7GH

Ground & First Floor A3 Café premises

1,552 Sq Ft (144.11 Sq M)

£20,000 pa

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LOCATION

Situated on Barlow Moor Road the property is within walking distance of Chorlton town centre, one of South Manchester's most popular leisure and residential locations. The property is directly adjacent from Southern Cemetery, and is along a parade of shops including Tamzy's Hair & Beauty and Garden of Peach Taiwanese restaurant.

Manchester City Centre is situated approximately 6 miles to the north with excellent transport links, being located approximately 1 mile from junction 5 of the M60 motorway.

DESCRIPTION

The property comprises a two storey mid terrace brick built building under a pitched slate roof, which has been extended to the ground floor at the rear.

The ground floor has been used most recently as a café, with licenced bar area to the front and kitchen, store and cold store to the rear and externally.

The upper parts of the property can be accessed internally and via a rear external staircase. Here a further three good sized rooms, plus customer w/c's are located.

LEASE TERMS

The premises are available on new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and other terms to be agreed.

RENT

£20,000 per annum.

A premium is to be paid for the fixtures and fittings by negotiation.

SALE PRICE

Offers over **£260,000** are invited for the Long Leasehold Interest (999 years from 29/09/1929).

BUSINESS RATES

Rateable Value (2023 List) - £15,750

You are advised to contact Manchester City Council to confirm rates payable and any rate relief that may be available based on your individual circumstances.

ACCOMODATION

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	(Sq Ft)	(Sq M)
Café (including bar area)	547	50.84
Barrel Store	50	4.66
Kitchen	234	21.78
Rear Store	152	14.13
Cold Store (external)	52	4.8
First Floor	(Sq Ft)	(Sq M)
Room 1	86	7.99
Room 2	176	16.31
Room 3	187	17.4
Customer W/C	68	6.2

Plus staff w/c facility to rear yard and covered outside seating area to the forecourt.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs in connection with this transaction.

EPC

C (74)

CONTACT

Gifford Dixon

Commercial Property

Steven Gifford-Dixon

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Subject to contract 1st May 2024

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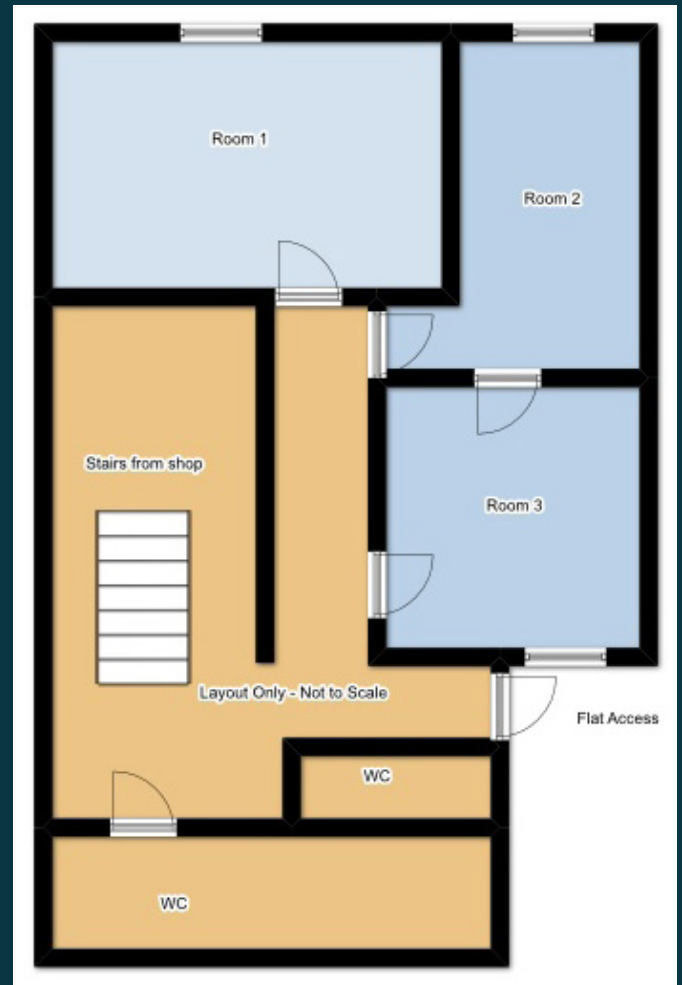
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PLANS



Ground Floor



First Floor

The plans and drawings provided are not to scale and are for indicative purposes only

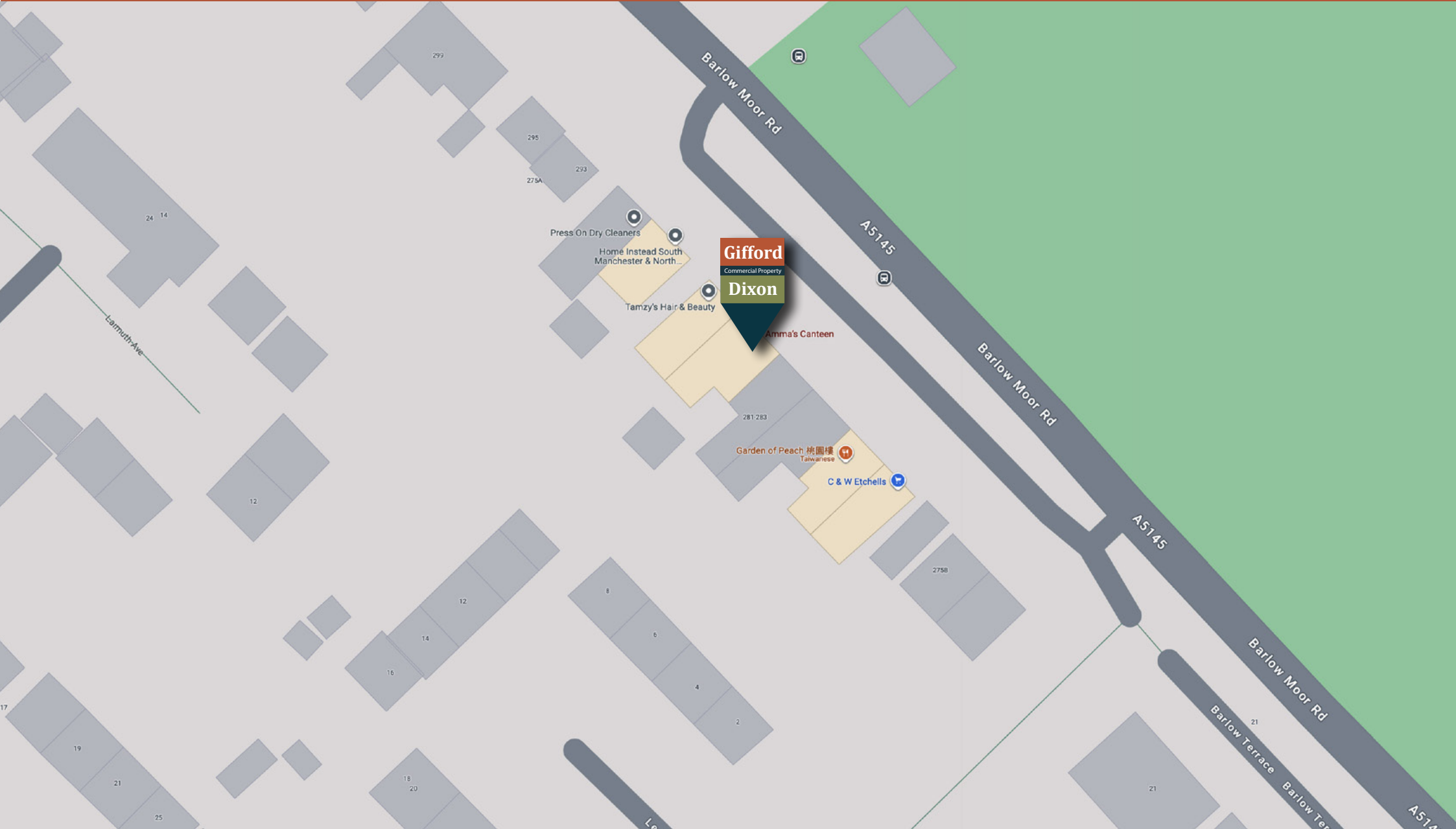
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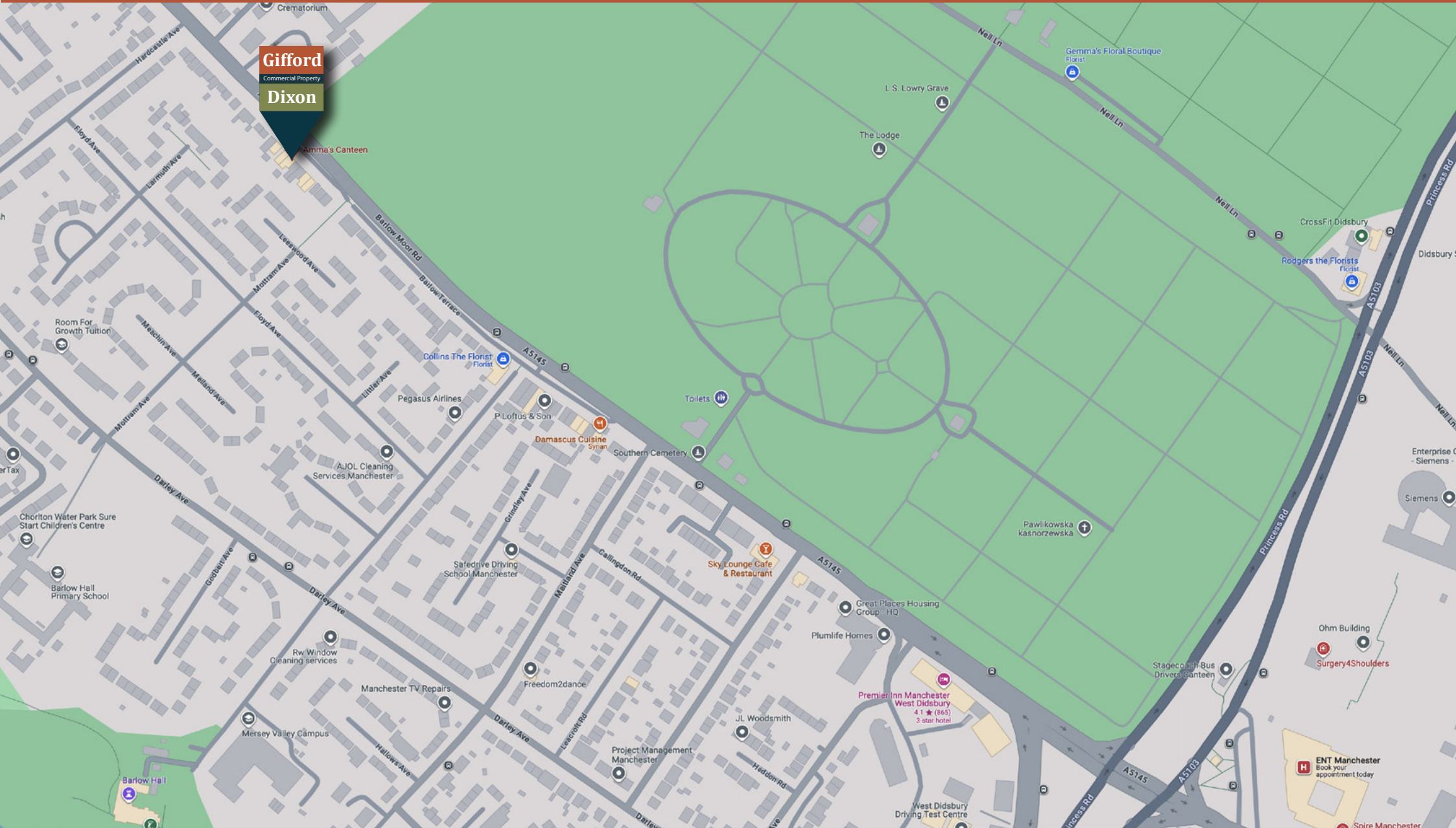
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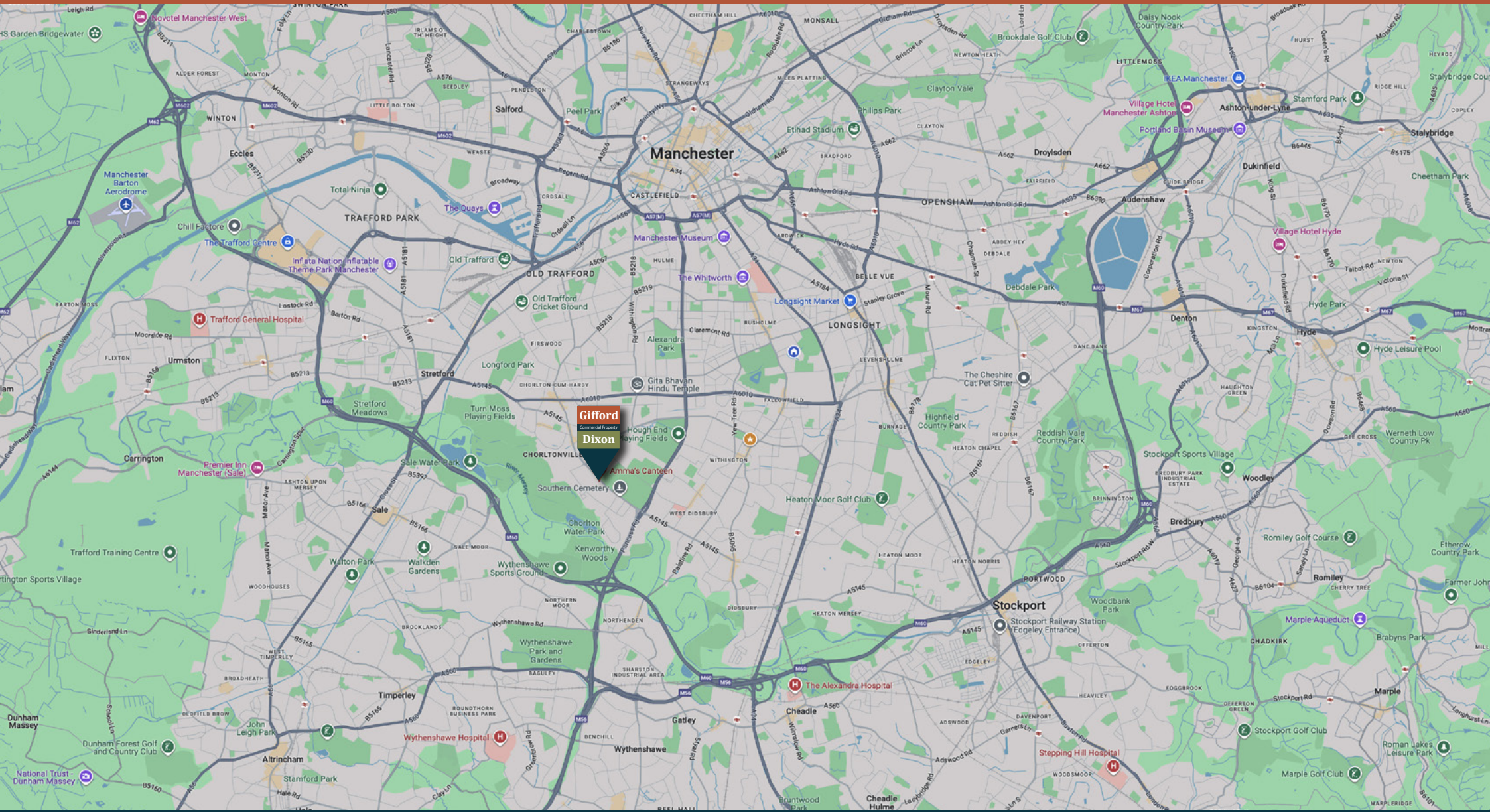
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