

**FOR SALE**



## FREEHOLD RETAIL INVESTMENT

**35 Barlow Moor Road  
Didsbury  
Manchester  
M20 6TJ**

- 3 years unexpired
- Passing rent of £18,000pa
- Popular location, close to Didsbury Village
- 8 Ward Street (to the rear) also available

## LOCATION

Barlow Moor Road is a popular high street in West Didsbury, on which the majority of occupiers are local businesses. Didsbury is one of South Manchester's most desirable neighbourhoods, with large residential housing, transport links (both the Metrolink and motorway network), outdoor space (including Fletcher Moss and Didsbury Park) and retail/leisure offer all being contributing factors.

Nearby occupiers include the Art of Tea and Kraft Barbering. Wilmslow Road has a number of national multiples, including Tesco Express, Aldi, Costa Coffee and M&S Simply Food, along with a strong food and beverage offer to include Rudys, Franco Manca and Expo Lounge.

## DESCRIPTION

The property comprises mid-terraced retail premises with accommodation over ground and first floors with additional storage in the basement. The property is constructed of brick elevations beneath a pitched roof, with UPVC double glazed windows, an aluminium double glazed shop front with internal motorised shutter and newly installed combination boiler (installed by the current tenant). Kitchen facilities are on both ground and first floors, with 2x WCs on the first floor. The ground floor is predominantly sales area along with food preparation, with the first floor used as treatment/consultation rooms.

## TENANCY

The property is occupied on a lease dated November 2018 for an unbroken term of 7 years, to Artisan Nutrition Limited with guarantees from the company directors. The passing rent is £18,000 per annum (no reviews) and the repairing obligation is linked to a schedule of condition. The lease is inside the Landlord & Tenant Act 1954.

## ACCOMMODATION

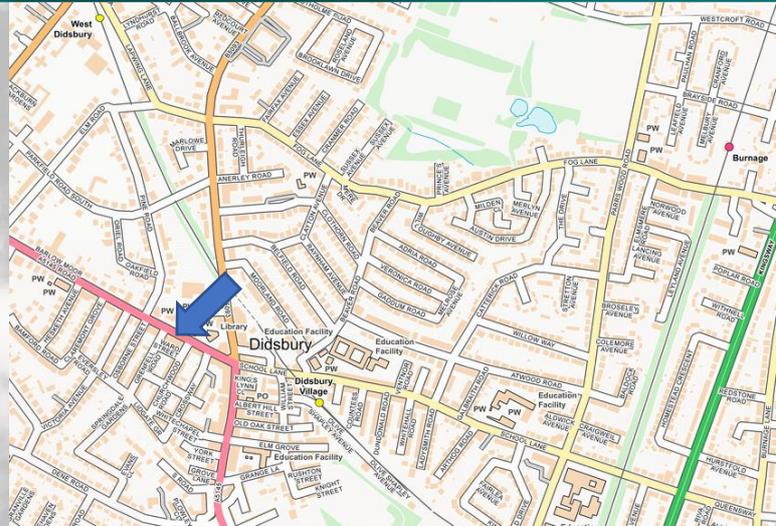
As measured to Net Internal Area, the property has the following floor areas:

Floor	M <sup>2</sup>	Ft <sup>2</sup>
Ground	66.666	718
First	40.78	439
Basement *	14.34	154
Total	121.786	1,311

\*Further basement space with restricted headroom (circa 1m) is also available

## TENURE

Freehold (title number GM267633).



## DATAROOM

A dataroom is available which includes the lease, schedule of condition licence for alterations, title documents and EPC.

## 8 WARD STREET

The freehold interest in 8 Ward Street (directly to the rear of 35 Barlow Moor Road) is also available. Please contact the agents for further detail.

## PROPOSAL

The quoting price for the freehold interest is **£300,000**. A purchase at this level would represent a **Net Initial Yield of 5.81%**, assuming standard purchaser's costs at 3.3%.

## VAT

We are advised that the property has not been elected for VAT.

## EPC

C (59).

## VIEWING

By appointment with the sole agent:

**W T Gunson for the attention of:**

**Neale Sayle (email: [neale.sayle@wtgunson.co.uk](mailto:neale.sayle@wtgunson.co.uk))**

**Joe Bostock (email: [joe.bostock@wtgunson.co.uk](mailto:joe.bostock@wtgunson.co.uk))**

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