



165a
Burton Road
West Didsbury
Manchester, M20 2LN

**2,025
SQ.FT**



- Prominent West Didsbury trading location
- Internal & external customer seating areas
- Ground floor kitchen/bakery accommodation
- Rear storage areas with rear loading access
- Lower ground floor toilets/storage rooms
- Premium of £85,000 for fixtures/fittings
- Separate gas/electric (3 phase) supplies
- Low RV: £16, 250 - SBRR available

Location

The property is located fronting Burton Road in the heart of West Didsbury close to Withington Community Hospital and a short drive to the M60, Chorlton, Didsbury, Withington and Manchester city centre.

- M60: 1.5 miles.
- Manchester: 5 miles.



Description/Accommodation

The property provides commercial restaurant/cafe retail accommodation over ground and lower ground floors comprising main sales/customer seating area, kitchen/bakery/fridge and storage areas along with lower ground floor customer male and female toilets and additional stockroom storage rooms.

The property benefits from an external customer seating area (250 Sq.ft) fronting Burton Road along with rear loading accessed via No. 11 Passage off Burton Road.

Ground floor overall: 1,305 Sq.ft

Main sales: 610 Sq.ft - 14'3" x 32'3" plus 13'5" x 11'1".

Mid store: 20 Sq.ft - 5'0" x 3'11".

Mid store: 20 Sq.ft - 3'10" x 5'4".

Kitchen: 267 Sq.ft - 21'10" x 12'3".

Bakery: 165 Sq.ft - 12'5" x 13'2".

Rear store: 60 Sq.ft - 6'11" x 8'8".

Side store: 163 Sq.ft - 37'9" x 4'3".

Lower ground floor: 470 Sq.ft overall.

Main store: 275 Sq.ft - 14'4" x 12'2" plus 5'4" x 18'3".

Store: 50 Sq.ft - 5'11" x 8'5".

Corridors: 93 Sq.ft - 4'3" x 12'10" plus 3'2" x 11'10".

WC 1: 26 Sq.ft - 3'0" x 8'6".

WC 2: 26 Sq.ft - 3'0" x 8'6".

Ceiling height: 6'9".

Rateable Value

Rateable value: £16,250.

Small Business Rates Multiplier 2023/24: 49.9p.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent/VAT

£42,000 per annum exclusive.

We understand that VAT is not payable at the property.

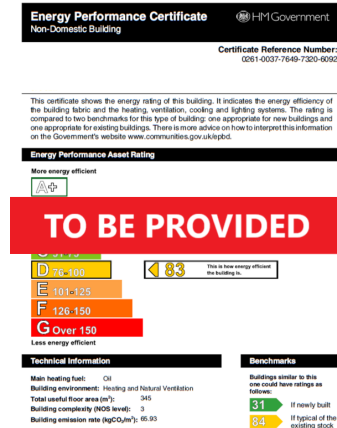
Premium

The applicable premium for fixtures, fittings and goodwill is £85,000.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including gas, three phase electricity, water and drainage. Separate meters.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JUNE 2023.