



Unit 1a

160-164 Wilmslow Road
Withington
M20 3FU

**900
SQ.FT**



- Ground Floor Retail/Office Unit
- Extremely Prominent
- Direct Frontage onto Wilmslow Road
- Strong & Established Trading Position
- Retail Retail Relief Available
- High Spec including Air Conditioning
- 0.8 mile from Burton Road Metrolink

Location

The property is located fronting Wilmslow Road on the junction of Wellington Road positioned in the centre of Withington. The immediate area is occupied by a cluster of A2 operators

- Manchester: 3.9 miles
- M60 Motorway: 2.5 miles
- Fallowfield - 0.6 miles
- Didsbury: 1 mile
- Stockport: 4.5 miles



Description

A 900 sqft self contained corner retail /office unit in a strong trading position. The property can be summarised as follows:

- A ground floor retail/office unit of traditional construction within a modern three storey building
- Extremely well established trading position popular amongst A2 Occupiers
- Providing a mix of open plan retail space, private office/meeting and toilet/kitchen amenity
- Extremely prominently located with direct main road frontage onto Wilmslow Road and on the junction of Wellington Road
- Retail Relief available to qualifying occupiers
- Suitable for traditional retail and other A2 related occupiers
- Electrically operated security roller shutters, Security Alarm, Air Conditioning, Nest Control, Full Height Glazed Partioning

Services

All mains services available to the property. Electricity, water and drainage

Rateable Value

£18,750

Rent

£25,000 p.a.

EPC

Available on request.

Terms

On a leasehold basis with terms to be agreed



VAT

All figures are quoted exclusive of but maybe subject to VAT

Viewing

Contact sole agents MBRE

Michael Blackshaw mb@mbre.space 07792201467

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