



## 579-581

Barlow Moor Road  
Chorlton-cum-Hardy  
Manchester, M21 8EA

**1,950  
SQ.FT**

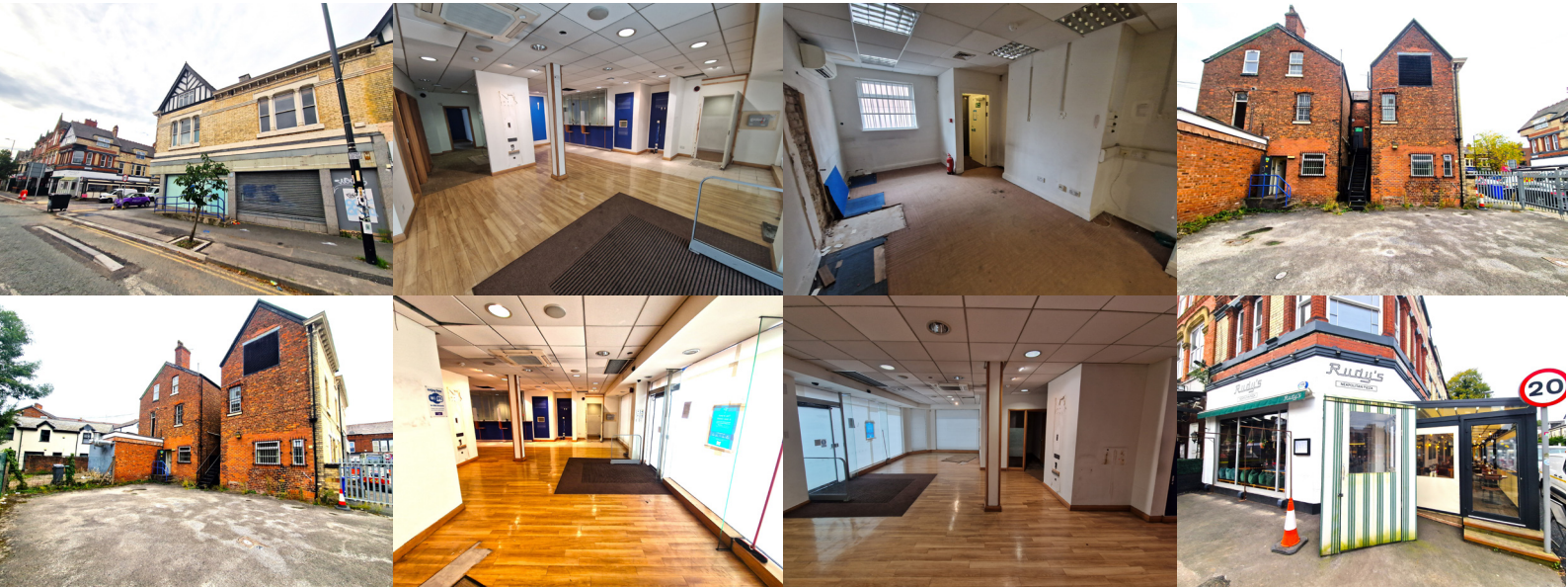


- Ground floor retail/restaurant premises
- Ground floor: 1,576 Sq.ft plus outside seating
- External private gated car park to the rear
- Potential additional basement storage
- New Lease/No Premium/No VAT
- Suitable for E use class operators inc. F & B
- Located in Chorlton village opposite Rudy's
- 2 miles from J5 M60 Motorway

## Location

The property is located in the centre of Chorlton close to the junction of Wilbraham Road and Barlow Moor Road and is 2 miles from the Princes Parkway and junction 5 of the M60 Motorway.

- Manchester: 5.5 miles.
- J5 M60: 2 miles.
- Stockport: 9 miles.



## Description/Accommodation

The property occupies the ground floor and lower ground floors of a three storey mixed commercial premises of traditional construction with brickwork elevations under a pitched tiled roof. To the rear is a private gated car park which is for use by the building with car parking space numbers to be confirmed.

Ground floor: 1,576 Sq.ft overall - 39'10" max width x 34'5" max depth.

The property can facilitate external seating to the front and side of the property as follows:

Side seating: 49'3" x 9'6".

Front seating: 38'0" x 7'0".

## Rateable Value

Rateable value: £40,000.

Small Business Rates Multiplier 2023/24: 49.9p/51.2p.

EXISTING RATEABLE VALUE TO BE REASSESSED.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

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

## Rent

£50,000 per annum exclusive.

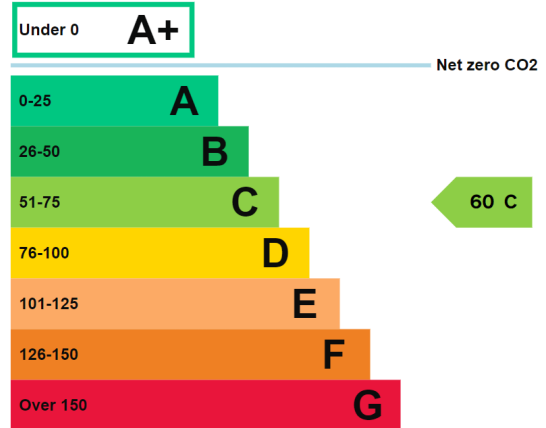
## VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

## 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 electricity, water and drainage.

## 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. October 2023.