

MBRE

RESTAURANT TO LET



41-43

Lapwing Lane
West Didsbury
Manchester, M20 2NT

**2,270
SQ.FT**



- Former Greens two storey restaurant
- Established trading location for over 30 years
- Ground floor: 1,395 Sq.ft/Basement: 875 Sq.ft
- Male & female toilets at ground floor level
- Front & side door loading off Lapwing Lane
- Rateable Value: £34,000 - SBRR available
- Located opposite Piccolino Didsbury
- Situated close to West Didsbury Metrolink

Location

The property is located fronting Lapwing Lane close to the junction at Burton Road and a short drive to Withington village, Didsbury village, Chorlton-cum-Hardy and the M60 Motorway. The West Didsbury Metrolink Tram stop is a 5 minute walk away.

- M60: 1.5 miles.
- Manchester: 4.5 miles.
- Stockport: 7 miles.



Description/Accommodation

The property provides restaurant accommodation over ground and lower ground floors and forms part of a mixed use commercial and residential terrace of traditional construction with brickwork elevations under a pitched slate roof. The ground floor provides double fronted restaurant seating area with bar along with kitchen and toilet facilities. The lower ground floor provides additional storage and private office facilities.

Ground floor: 1,395 Sq.ft overall comprising:-

- Left hand sales: 538 Sq.ft - 33'6" (D) x 16'0" (W).
- Right hand sales: 505 Sq.ft - 33'0" (D) x 15'4" (W).
- Mid sales: 13 Sq.ft - 3'4" x 4'1".
- Mid sales: 36 Sq.ft - 7'7" x 4'9".
- Store: 23 Sq.ft - 3'2" x 7'4".
- Rear foyer: 20 Sq.ft - 3'11" x 5'5".
- Kitchen: 260 Sq.ft overall.

Lower Ground floor: 875 Sq.ft overall comprising:-

- Store 1: 172 Sq.ft - 14'10" x 11'7" - Height 7'0".
- Store 2: 255 Sq.ft - 15'1" x 17'0" - Height 5'75".
- Mid store/foyer: 87 Sq.ft overall.
- Store 3: 59 Sq.ft - 16'10" x 3'7".
- Store 4: 32 Sq.ft - 2'7" x 12'4".
- Store 5: 59 Sq.ft - 6'7" x 9'0".
- Store 6: 125 Sq.ft 15'10" x 7'2" plus 3'3" x 3'4".
- Office: 86 Sq.ft - 7'8" x 11'5".

Rateable Value

Rateable value: £34,000.

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 10 year term.

Rent

£50,000 per annum exclusive.

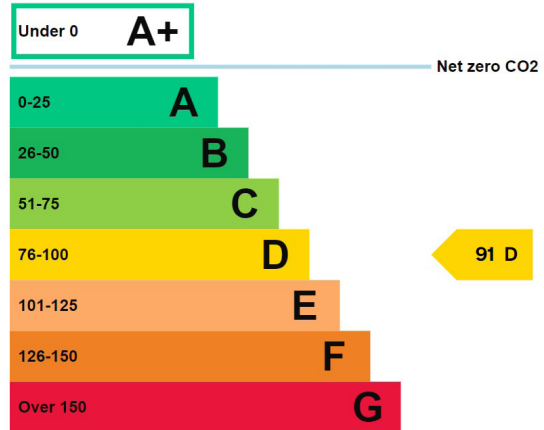
VAT

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 gas, 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. JANUARY 2024.