

Sixteen.

577-579 Wilbraham Rd
Chorlton-cum-Hardy
Manchester
M21 9AH

/// intend.cook.roses



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TO LET

Ground floor retail units (1 & 2) within a fully refurbished block in the heart of Chorlton (M21)

Commercial completion anticipated for Q1 2025



UNIT 1 AND UNIT 2

577-579 Wilbraham Road,
Chorlton, M21 9AH

Chorlton-cum-hardy is an affluent and primarily residential suburb located approximately 3 miles south west of Manchester city centre and approximately 2.5 miles from junction 7 of the M60.

Benefitting from a wide range of shops, restaurants and commercial premises creating a busy/vibrant suburb. Seen as primarily a young professional and family area. Nearby occupiers include Rudy's Pizza, Café Nero, Unicorn Grocery, Barbakan Deli, Out of the Blue and Loungers. The property is extremely prominent on the main junction at the corner of Wilbraham and Barlow Moor Road.

Excellent public transport links with two tram stops in the suburb and regular bus services. Chorlton Metrolink station is a 2 minute walk with direct trams to the city centre, Manchester Airport and East Didsbury.

Opposite the property PJ Livesey have been appointed as developer for Chorlton Precinct Shopping centre which sits opposite the subject property and is undergoing redevelopment, full plans for the 3.2 acre site are likely to be submitted in 2024. The proposed scheme creates 200 news homes , retail spaces and new green spaces. Click [HERE](#) for full details.

CHORLTON FACTS



Housing

The average house price in Chorlton was £379,483 in December 2023.



Passing Cars

Wilbraham Road had a daily car count of 12,882,021 in 2022 and Barlow Moor Road 16,235 in 2022.



Chorlton Vibe

The age profile of the local population is primarily between 20-59 with 54% of residents in either higher or lower managerial professions compared to 24.1% for Manchester as a whole.

UNIT 1 AND UNIT 2

Available separately or combined

Unit 1 Ground Floor NIA	1,600 sq ft	148.64 sq m
Unit 2 Ground Floor NIA	920 sq ft	85.47 sq m

Price*

Price on application.

Tenure

Available now by way of a new lease for a term to be agreed.

Rates* (2023)

To be assessed once properties have been completed.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Planning

Property benefits from Class E consent.

EPC

To be assessed once property is completed.

Service Charge

A service charge will be levied calculated on a rate per square foot. At this stage we don't have a final amount.



Architect's rendering

GROUND FLOOR PLANS

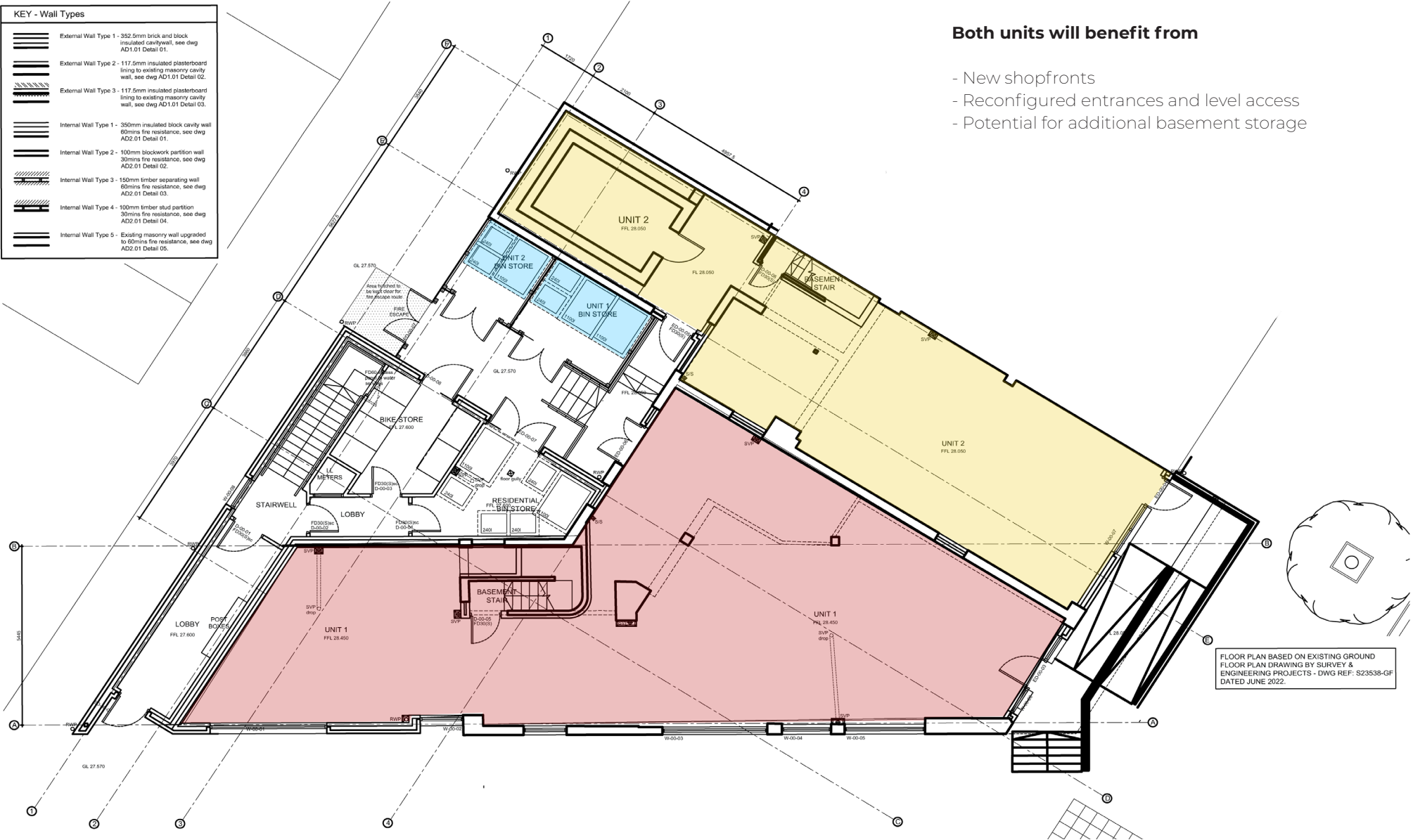
Unit 1 Ground Floor NIA	1,600 sq ft	148.64 sq m
Unit 2 Ground Floor NIA	920 sq ft	85.47 sq m

Both units will benefit from

- New shopfronts
- Reconfigured entrances and level access
- Potential for additional basement storage

KEY - Wall Types

	External Wall Type 1 - 352.5mm brick and block insulated cavity wall, see dwg AD1.01 Detail 01.
	External Wall Type 2 - 117.5mm insulated plasterboard lining to existing masonry cavity wall, see dwg AD1.01 Detail 02.
	External Wall Type 3 - 117.5mm insulated plasterboard lining to existing masonry cavity wall, see dwg AD1.01 Detail 03.
	Internal Wall Type 1 - 350mm insulated block cavity wall 60mins fire resistance, see dwg AD2.01 Detail 01.
	Internal Wall Type 2 - 100mm blockwork partition wall 30mins fire resistance, see dwg AD2.01 Detail 02.
	Internal Wall Type 3 - 150mm timber separating wall 60mins fire resistance, see dwg AD2.01 Detail 03.
	Internal Wall Type 4 - 100mm timber stud partition 30mins fire resistance, see dwg AD2.01 Detail 04.
	Internal Wall Type 5 - Existing masonry wall upgraded to 60mins fire resistance, see dwg AD2.01 Detail 05.



FLOOR PLAN BASED ON EXISTING GROUND
 FLOOR PLAN DRAWING BY SURVEY &
 ENGINEERING PROJECTS - DWG REF: S23538-GF
 DATED JUNE 2022.

Barlow Moor Road

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Contact Us

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