



 0
Bedroom

 0
Bathroom



C&R HULME offers an excellent opportunity to acquire for rent a good sized retail unit measuring 63 Sqmtr (680Sqft) plus basements within a busy parade in Didsbury. The property offers a large open plan room at the front with a secondary office W.C & kitchen. To the basement are 3 chambers and externally is a garden area. Great location in the affluent area of Didsbury.

Available now on FRI TERMS.

Description

The property which was previously trading as a dog grooming service offers a large sales area, back office, W.C & kitchen with useful dry basements. Internally the property is fitted out shell standard. Externally the property has large display windows with centrally glazed door. Ground floor 680 sq ft (63 sq mtr) Basement 430 sq ft (103 sq mtr) TOTAL Approx. GIA 1110 sq ft (74sq m)

Office 44' 3

Window to side elevation. veiling light points. Range of power points.

Main Retail Area 121' 1

Large floor to ceiking windows with centrally glazed door. Range of Ceiling Light points & power points.

W.C

Low level W,C with handwash basin. Ceoling light point.

Kitchen 44' 3

Window and door to rear elevation. Sink unit with double wall cupboards. Ceiling Light Point & Range of power points.

Chamber 1 56' 8

Ceiling light point

Chamber 2 68' 9

Ceiling light point. Electric & Gas meters

Chamber 3 36' 7

Ceiling light point

Externally

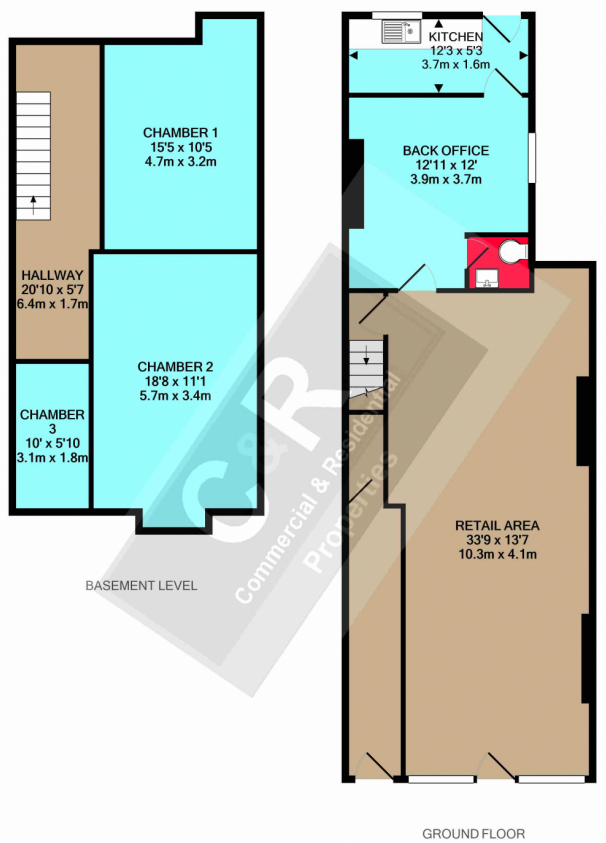
rear yard area.

Tenure

Leasehold: By way of FRI lease with the rental of £18,000 per annum. EPC RATING: TBA

Ratable Value 2021/22

Ratable value £ TBA per annum Rates payable £ TBA(on commercial entity only). Maybe subject to small business rates



C & R PROPERTIES
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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