



**696 Wilmslow Road**

**Didsbury, Manchester, M20 2DN**

**PRICE REDUCED - High  
Street retail and office  
opportunity**

**1,196 sq ft**  
(111.11 sq m)

- PRICE REDUCED
- Located in Didsbury Town Centre
- Easy Access to Manchester City Centre
- High Footfall Area
- Good Commuter Links

# 696 Wilmslow Road, Didsbury, Manchester, M20 2DN

## Summary

Available Size	1,196 sq ft
Price	£350,000
Rates Payable	£7.41 per sq ft
Rateable Value	£17,750
EPC Rating	Upon enquiry

## Description

A mixed office and retail space available for immediate occupation located in the centre of Didsbury. The unit consists of a large front office with reception area and a further private office to the rear. There is ancillary basement space below with a kitchenette, toilet and further room for storage.

At the first floor is an attractive part galleried floor plate overlooking the main entrance. There is access via spiral staircase to an attic room which can be used to suit the occupiers needs.

## Location

Didsbury is one of the most vibrant and active areas in the whole of South Manchester. The unit itself along with the wider area is surrounded by superb bars and restaurants ranging from small independents to larger chain models. Didsbury sits nicely in between the A34 and the A5103 meaning easy access into Manchester City centre and out towards Wilmslow, the airport, the M60 and the M56.

## Accommodation

The accommodation comprises the following areas:

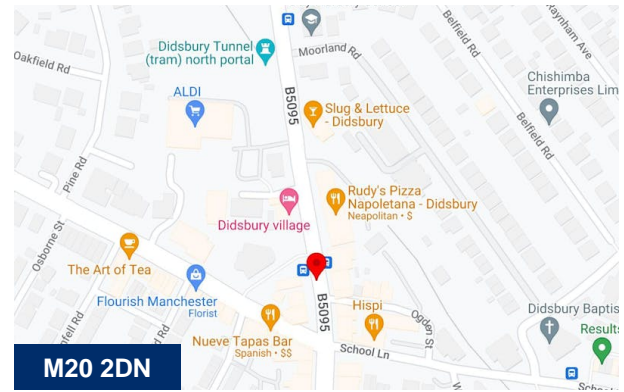
Name	sq ft	sq m	Availability
Ground	645	59.92	Available
Basement	220	20.44	Available
1st	228	21.18	Available
Ancillary - Attic	103	9.57	Available
<b>Total</b>	<b>1,196</b>	<b>111.11</b>	

## Viewings

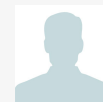
Strictly by appointment only with sole agents Hallams Property Consultants.

## Terms

The premises are available by way of a freehold disposal.



## Viewing & Further Information



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