

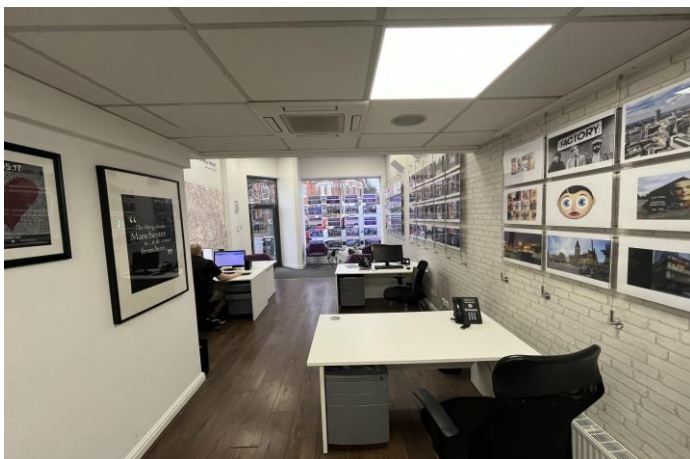
FOR SALE

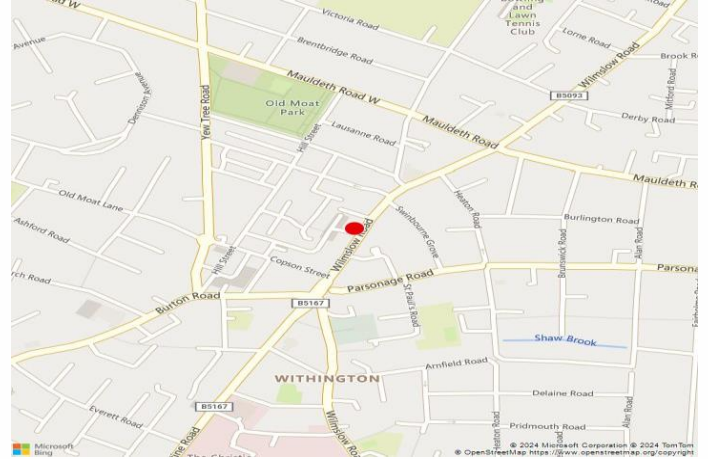


420 Wilmslow Road, Withington, Manchester, M20 3BW

Ground Floor Commercial Unit
1,198.6 Sq Ft (111.35 Sq M)

- Prominent Location
- Suitable For a Variety of Uses
- Open Plan Layout
- Main Road Frontage on Busy Road





Location

Occupying a prime position along Wilmslow Road in Withington, forming part of a mixed commercial and residential parade between Davenport Avenue and Wilmslow Road. Manchester City Centre is located approximately 4 miles to the north via both Princess Road & Wilmslow Road.

The immediate area boasts excellent transport links, being less than 3 miles from junction 5 of the M60 Motorway. Didsbury, Whalley Range, Fallowfield and Chorlton are all within easy reach of the property, as is Manchester Airport which is located 6 miles south of the property.

Additionally, regular bus services run along Wilmslow Road, linking South Manchester to the City Centre and the property is around a 1 mile walk from both Withington Metrolink stop and Mauldeth Road Train Station.

The immediate parade is home to several Estate agents including Bridgefords, Jordan Fishwick & Edward Mellor, while the wider area benefits from numerous regional and national food outlets and shops.

Description

The property comprises the ground floor and basement part of an end terraced property which currently trades as an Estate Agents. The property is currently set up for office/retail use however, it does benefit from Use Class E (commercial, service and business), meaning that it could also be used for retail, restaurant or café use.

Briefly, the premises provide a floor to ceiling fully glazed return shop frontage, leading to open plan retail/office space off Wilmslow Road, with storage and W/C facilities to the rear.

The basement is accessed via a covered hatch and there is a small secure patio area to the rear for refuse storage.

The premises are presented to a good standard throughout, providing quality air conditioned space at ground floor, plus ancillary basement storage.

Accommodation

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition:

Including W/C facilities and small enclosed yard at rear of the ground floor.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor Retail	579	53.8
Ground Floor Ancillary	121.6	11.3
Basement	498	46.3
TOTAL	1,198.6	111.4

Business Rates

The ground floor and basement have been assessed as follows:

Rateable Value (2023 List) - £12,500.

Interested parties are advised to make their own enquiries with the local authority.



Purchase Price

The Long Leasehold is available to purchase at a quoting price of **£250,000**.

999 years from 1999 with an annual ground rent of £100 per annum.

Please note the Title does restrict a Chemist use.

EPC

Rating D (79).

Services

We understand that mains gas, electric, water and drainage are connected to these premises.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

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Date of Preparation

26 April 2024

