

TO
LET



Lock-Up Shop Premises

Approx. 500Ft²

**97 Beech Road
Chorlton
Manchester M21 9EQ**

- Highly sought after location
- Refurbished premises
- Suit a variety of businesses

0161 833 9797
www.wtgunson.co.uk

Location

The property occupies a prominent position on the south side of Beech Road in the fashionable Chorlton Green area of Chorlton-cum-Hardy – itself one of the more popular south Manchester commuter suburbs.

Beech Road is popular with independent retailers and is also the location of a number of stylish bars and restaurants.

All of the usual facilities are readily available. Manchester City Centre is approximately 3 miles to the north.

General Description

The property comprises a renovated ground floor lock-up shop.

The front sales area extends to 387ft² whilst to the rear there is a fitted out staff area with toilet facilities.

Lease

The property is available by way of a new lease for a term of years to be agreed.

It is expected that the lease will be drawn on effectively fully repairing and insuring terms.

Rental

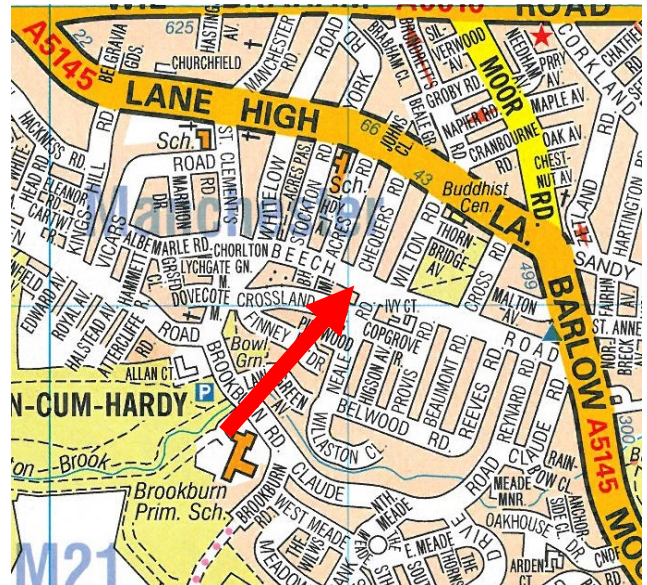
£17,500 per annum.

Rates

The premises appear in the draft 2017 Rating List at R.V. £9,200.

EPC

A copy of the EPC is available on request.



VAT

All prices, rents and outgoings are exclusive of VAT but may be liable to V.A.T.

Viewing

By appointment with the sole agents WT Gunson for the attention of:-
Mark Grayshon
(Email: mark.grayshon@wtgunson.co.uk)

Date of Preparation: 15/11/16