

TO
LET



Retail Premises

35M² (375 Ft²)

**113 Beech Road
Chorlton
M21 9EQ**

- Prominent position in well sought after location
- Currently being refurbished
- Additional basement storage

0161 833 9797
www.wtgunson.co.uk

Location

The property is located on the southern side of Beech Road, a very fashionable and sought after part of Chorlton. Beech Road is a popular location for niche retailers, bar and restaurant operators. Chorlton town centre is just to the north whilst Manchester City Centre is approximately 3 miles distant. All of the usual local facilities are readily available.

General Description

The property is a prominent ground floor retail unit that is currently undergoing refurbishment. There is a basement which provides useful storage space. Externally there is a paved area to the front of the property which may be suitable for advertising.

The property was last used as a takeaway (A5) however recent alterations to the property has lead to the property having A1 (retail) use only. Interested parties looking to use the property for alternative uses should make enquiries with the local authority.

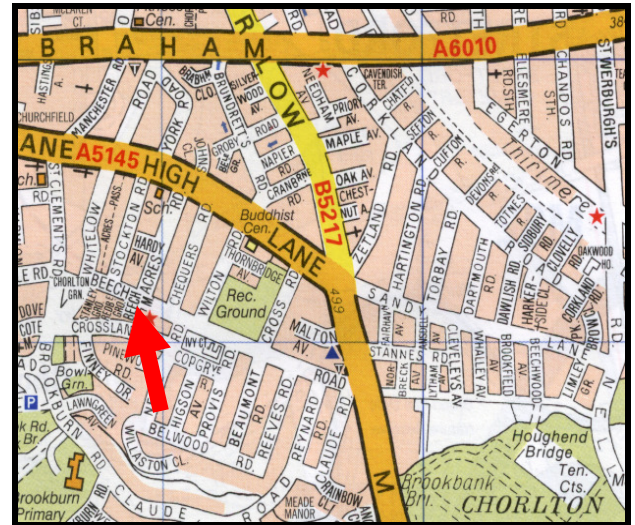
Accommodation

As measured on a net internal basis in accordance with the RICS Code of Measuring Practice the areas are as follows:

Ground floor	34 m ² (375 ft ²)
Basement	33 m ² (355 ft ²)
Total	67 m² (730 ft²)

Lease

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at £16,000 per annum.



Business Rates

The property is assessed for rating purposes at RV £8,000. The rates payable are £3,840 per annum based on a UBR of 0.47p (2010 rating list).

EPC

A copy of the EPC is available on request.

VAT

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

Viewing

By appointment with the sole agents WT Gunson for the attention of Katie Richardson.

(Email Katie.richardson@wtgunson.co.uk)

Date of Preparation: 21/01/15