

Manchester

Unit 1B, M20

EXTREMELY PROMINENT
975 sqft Unit located on the
newly remodeled square in
Withington with direct frontage
onto Wilmslow Road



Summary

Demise 1 Floor

Size 975 sq ft (90.58 sq m)

Rent £29,000 per annum

Rates Payable £10.40 per sq ft

Viewing strictly by prior appointment with MBRE

Summary

Available Size	975 sq ft
Rent	£29,000 per annum
Rates Payable	£10.40 per sq ft
Rateable Value	£18,750
VAT	Not applicable
EPC Rating	Upon enquiry

Key Features

- Ground Floor Retail/Office Unit
- Extremely Prominent
- Direct Frontage onto Wilmslow Road
- Newly Remodeled Square providing additional Footfall
- Strong & Established Trading Position
- Retail Relief Available
- High Spec including Air Conditioning
- 0.8 mile from Burton Road Metrolink

Description

A 975 sqft self contained corner retail /office unit in a strong trading position. The property can be summarised as follows:

- A ground floor retail/office unit of traditional construction within a modern three storey building
- Extremely well established trading position popular amongst traditional A1 & A2 Occupiers and E class occupiers
- Positioned at newly remodeled Rutherford Square providing additional footfall, space for events, planting and seating areas.
- Providing a mix of open plan retail space, private office/meeting and toilet/kitchen amenity
- Extremely prominently located with direct visibility from Wilmslow Rd. Return frontage onto Wellington Rd & Ripplingham Rd
- Retail Relief available to qualifying occupiers
- Suitable for traditional retail and other classes falling under E
- Electrically operated security roller shutters, Security Alarm, Air Conditioning, Channeled Floors

Location

The property is located fronting Wilmslow Road on the junction of Wellington Road positioned in the centre of Withington. The immediate area is occupied by a cluster of A2 operators.

- Manchester: 3.9 miles
- M60 Motorway: 2.5 miles
- Fallowfield - 0.6 miles
- Didsbury: 1 mile
- Stockport: 4.5 miles

Terms

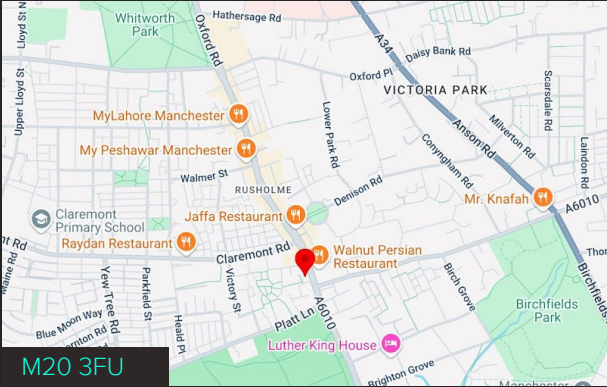
On a leasehold basis with terms to be agreed.

Services

All mains services available to the property. Electricity, water and drainage.

Rateable Value

£18,750



Viewing & Further Information



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Rent

£29,000 p.a.

EPC

Available on request.

VAT

Rents are not subject to VAT

