

RETAIL PREMISES TO LET

426 WILBRAHAM ROAD CHORLTON MANCHESTER M21 0AS



- Busy main road location
- Close to Morrisons Supermarket
- Ground Floor 1102 sq ft (102 sq m) plus 445 sq ft (41 sq m) Cellar

Cheetham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract. All statements contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

cheetham&mortimer







DESCRIPTION

Chorlton-cum-Hardy is a bustling Manchester suburb situated approximately 4 miles south of the city centre. It is famed for its variety of strong independent retailers, bars and restaurants.

Wilbraham Road forms part of the main Chorlton crossroads in the heart of the town centre. The subject property is situated close to Morrisons supermarkets, opposite the post office and close to Caffè Nero.

Nearby Chorlton Shopping Centre is in the process of undergoing a comprehensive redevelopment to include a large number of residential units.

cheetham&mortimer

426 WILBRAHAM ROAD CHORLTON MANCHESTER M21 0AS



ACCOMMODATION

The premises are arranged on ground floor and basement only. There are upper floor flats that are separately accessed and do not form part of the demise.

Gross Frontage 17 ft (5.2 m)
Internal Width 16 ft 4 in (5.0 m)
Ground Floor - Sales 824 sq ft (76.5 sq m)
Ground Floor - Storage 278 sq ft (25.8 sq m)

Plus WC

Cellar 445 sq ft (41.3 sq m)

LEASE

The premises are available on a FRI new lease for a term to be agreed subject to rent reviews at 5 year intervals.

RENT

£25,000 per annum exclusive of VAT, business rates and any service charge.

EPC

The unit has an EPC rating of 80-D. A full copy of the EPC is available upon request.

RATEABLE VALUE

We understand the premises have a rateable value of £14,250. Interested parties are advised to verify this information via the Local Rates Authority (www.voa.gov.uk).

cheetham&mortimer

426 WILBRAHAM ROAD CHORLTON MANCHESTER M21 0AS



LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in connection with the preparation and execution of the new lease.

VAT

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

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_psversion_feb-2020.pdf We recommend you obtain professional advice if you

are not represented.

ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

VIEWINGS

Strictly by appointment:

Cheetham & Mortimer:

Contact: Stephen Perrett Mobile: 07836 339 350

Email: sperrett@cheetham-mortimer.com

SUBJECT TO CONTRACT **NOVEMBER 2023**



@MRRETAILEXPERT

WWW.CHEETHAM-MORTIMER.COM

etham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract. ements contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these s as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves ally as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to representation or warranty whatever in relation to this property.