

## 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**

**TO  
LET**



## 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.

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## 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 Plus WC	278 sq ft	(25.8 sq m)
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](http://www.voa.gov.uk)).

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### 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\\_ps-version\\_feb-2020.pdf](http://www.rics.org/globalassets/code-for-leasing_ps-version_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.

### VIEWS

Strictly by appointment:

Cheetham & Mortimer:

Contact: Stephen Perrett  
 Mobile: 07836 339 350  
 Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**  
**NOVEMBER 2023**



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[WWW.CHEETHAM-MORTIMER.COM](http://WWW.CHEETHAM-MORTIMER.COM)