



581-585

Wilbraham Road
Chorlton-cum-Hardy
M21 9AF

**1,645
SQ.FT**



- Prominent double fronted retail premises
- Suitable for a variety of E use class operators
- Food & drink cafe/restaurants acceptable
- Open plan sales/store rooms/W.C's/loading
- Front forecourt suitable for outdoor seating
- RV: £34,250 - £17,090.75 payable rates
- Located close to Rudy's & Cafe Nero
- New Lease / No Premium / Terms TBA

Location

The property is located at the junction of Wilbraham Road and Barlow Moor Road in the centre of Chorlton and is a short drive to Manchester City centre and the M60 motorway.

- Manchester: 4 miles.
- M60: 2.2 miles.
- Stockport: 7.5 miles.



Description/Accommodation

The property provides a double fronted open plan retail premises with customer toilets, rear storage, staffroom with toilet facilities and rear loading. To the front of the property is an area suitable for external seating for food & drink operators.

Main sales: 1,090 Sq.ft - 31'11" depth x 34'5" width less pillar.

Rear sales: 275 Sq.ft - 18'9" x 16'5" less 9'0" x 4'2".

Rear store: 168 Sq.ft - 19'11" x 10'2" less 4'0" x 5'10" less 1'2" x 9'9".

Staff room/kitchen: 112 Sq.ft - 9'2" x 12'2".

Main sales benefits from access to disabled customer toilets and the staff room/kitchen benefits from access to male and female toilets.

Rateable Value

Rateable value: £34,250.

Small Business Rates Multiplier 2025/26: 49.9p.

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 5 year term.

Rent

£48,000 per annum exclusive.

£4,000 per calendar month.

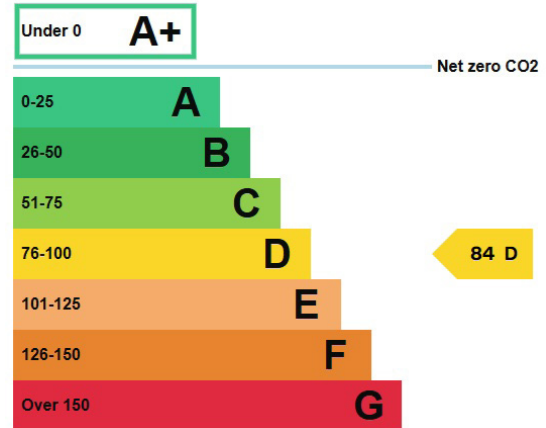
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. DECEMBER 2025.