

Gifford Dixon

Commercial Property

Office, Retail To Let

£18,000 per annum

520 sq ft

**39 Barlow Moor Road,
Didsbury, Manchester, M20
6TW**

Attractively presented ground floor retail premises in popular Didsbury Village location

- Turn-key opportunity
- Part of an established retail parade
- Open plan retail space
- Popular Didsbury village location
- Available by way of lease assignment
- Retail/office uses available
- Energy efficient premises - B rating

0161 667 1317
gifforddixon.co.uk





Description

The property sits at the centre of a parade of two-storey properties of traditional brick construction under a pitched slate roof. The subject of this letting is the ground floor retail premises.

The premises is available by way of lease assignment for retail uses, on a lease that runs until 31st July 2030. Internally the ground floor is well presented and consists of an open plan retail area to the front, with steps leading to W/C, kitchen and office/store to the rear. There is also a small enclosed yard to the rear and a basement with restricted head height.

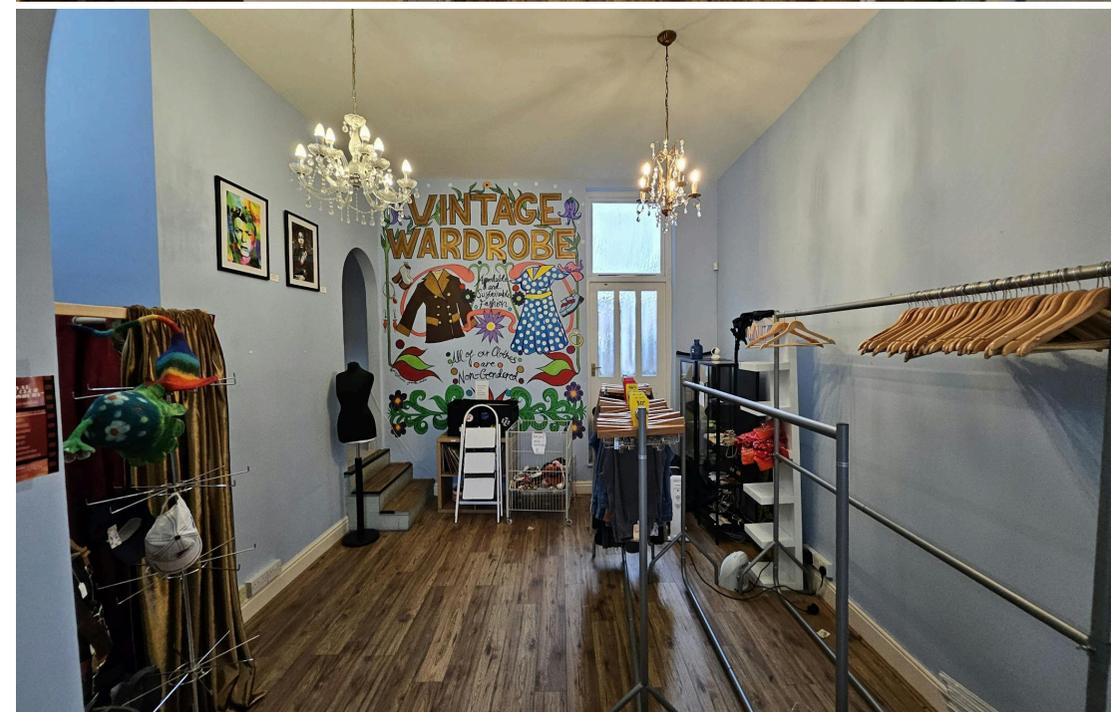
Location

The property is situated in a prominent position along Barlow Moor Road in Didsbury Village, one of South Manchester's most popular and affluent areas.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 1 mile from junction 3 of the M60 and junction 1 of the M56 Motorway. Additionally, regular bus services run along Wilmslow Road linking South Manchester to the City Centre and the property is just a short walk away from Didsbury Metro station.

Nearby users along Barlow Moor Road include Smoak Coffee Shop, The Art of Tea, George Frank Hairdressing, Kraft Barbering, and Peter Woolley Printers.

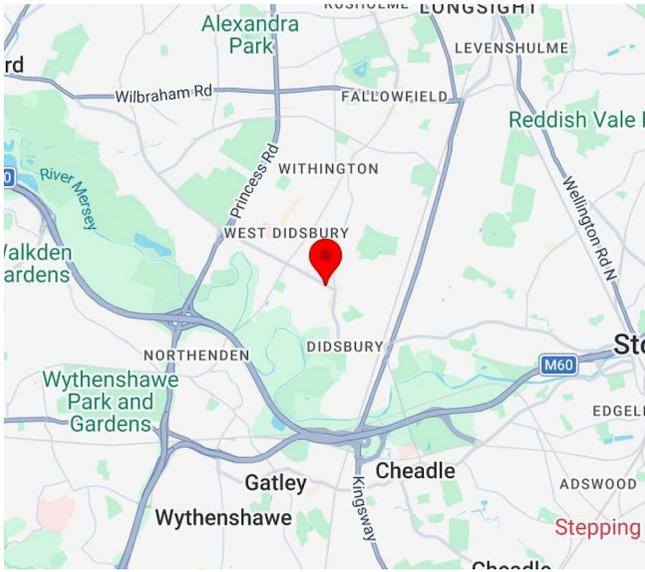
Wilmslow Road is a short walk and benefits from several national operators including Café Nero, Costa Coffee, M&S Food, Boots, Oliver Bonas, and Gails Bakery, but is also home to numerous local independent shops, cafes, and restaurants.



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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Retail area	385	35.77
Upper Ground	Kitchen	50	4.65
Upper Ground	Office/Storage	85	7.90
Total		520	48.32

Terms

The premises is available by way of an assignment of the existing 7 year lease, which expires on 31st July 2030 and has a passing rent of £18,000pa.

The lease is contracted out of sections 24 to 28 of Part II of the Landlord and Tenant Act 1954 (LTA 1954). The next rent review is due on 15th July 2028.

Business Rates

Rateable Value - £17,500 (from 1st April 2026)

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £6,685 based on a rate of 0.382p/£.

Interested parties are advised to make their own enquiries with Manchester City Council.

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal costs in connection with this transaction.

VAT

We understand that VAT is not applicable to the rent on this property.

Availability

Available Immediately

Summary

- Rent: £18,000 per annum
- Business rates: £6,685 per annum Based on Retail, Hospitality or Leisure use
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)
- Lease: Assignment

Further information

- [View Microsite](#)

Contact & Viewings

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