

Gifford Dixon

Commercial Property

Restaurant / Cafe, Takeaway To Let / For Sale

£18,000 per annum

Offers in excess of £120,000

1,284 sq ft

**179 School Lane, East
Didsbury, Manchester, M19
1GN**

Lease for Sale including fixtures
and fittings + SAV

- Prominent high traffic area
- Fully refurbished to an excellent standard
- Located on the Corner of Kingsway and School Lane
- Turn key opportunity
- Double frontage providing two separate business opportunities
- High quality fixtures and fittings

0161 667 1317
gifforddixon.co.uk





Description

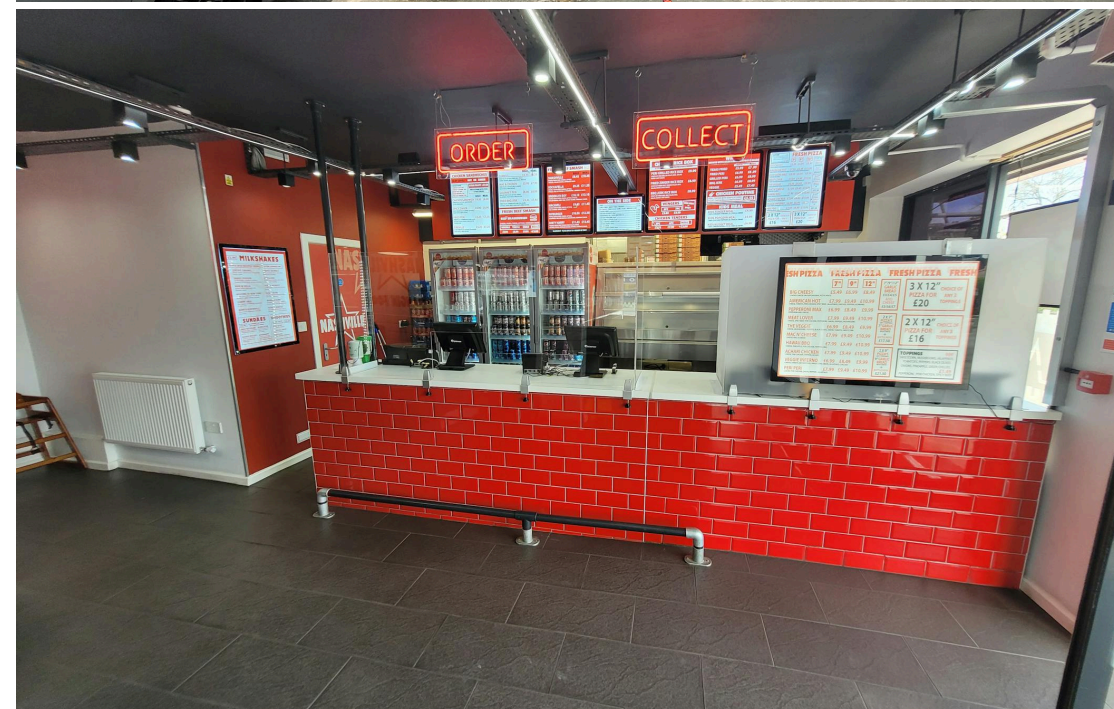
The property comprises a two storey end terrace building of brick construction beneath a flat roof. The subject of this letting is the restaurant/takeaway unit to the ground floor which has been split by the present occupiers to provide 'Nashville Restaurant' to the main of the building fronting onto Kingsway and a smaller 'New Yorker' dessert offering off School Lane.

The restaurant has been fully refurbished in the last 5 years at a cost of circa £350,000 by the present occupiers and provides a contemporary and vibrant takeaway premises with seating for 12, serving counter, good sized kitchen with washing area and walk in fridge, staff toilets, storage room, and separate dessert counter fronting School Lane.

Location

Situated in a prime position on the corner of Kingsway (A34) and School Lane along a parade of local retailers in an otherwise residential location. The property is within walking distance of Didsbury town centre, one of South Manchester's most affluent leisure and residential locations.

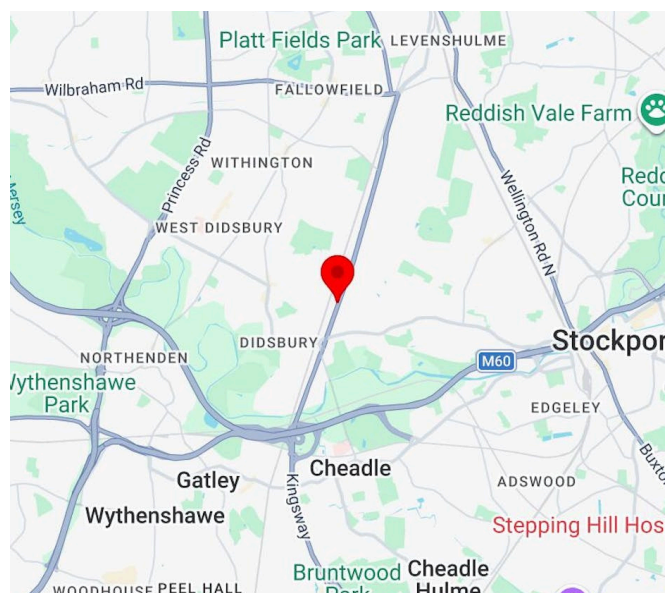
Manchester City Centre is situated approximately 6 miles to the north with excellent transport links, being located approximately 2 miles from the M60 motorway.



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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Dining Area (inc New Yorker Milkshakes)	614	57.04
Ground	Counter Area	205	19.05
Ground	Kitchen	399	37.07
Ground	Pot wash area	26	2.42
Ground	Store	40	3.72
Total		1,284	119.30

Terms

The premises are available by way of an assignment of the existing 20 year effective FRI lease from 8th June 2021. The lease is subject to 5 yearly rent reviews and mutual break options.

Premium

The outgoing tenant is seeking offers over £120,000 for this 'turn-key' opportunity with the majority of fixtures and fittings to remain. An inventory can be provided on request to potential purchasers.

Rent

The passing rent is £18,000pa with rent payable on the usual commercial quarter dates

Business Rates

Rateable Value (2026 List) - £23,500

Rates Payable are believed to be in the region of £5,665.25 based on a rate of 38.2p/£ (Small Business RHL Multiplier) with transitional relief and small business support currently available.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VAT

We understand that VAT is applicable to the rent on this property.

Summary

- Rent: £18,000 per annum
- Price: Offers in excess of £120,000
- Business rates: £5,665 per annum
- Service charge: n/a
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (92)
- Lease: Assignment

Further information

- [View Microsite](#)

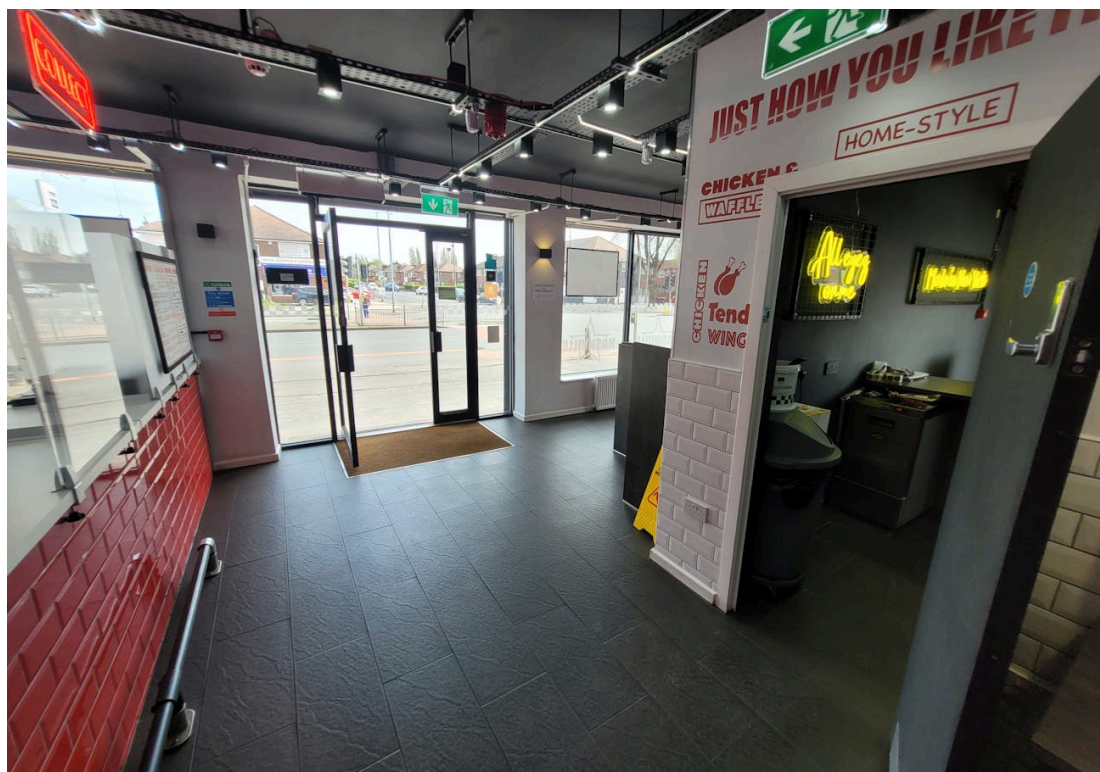
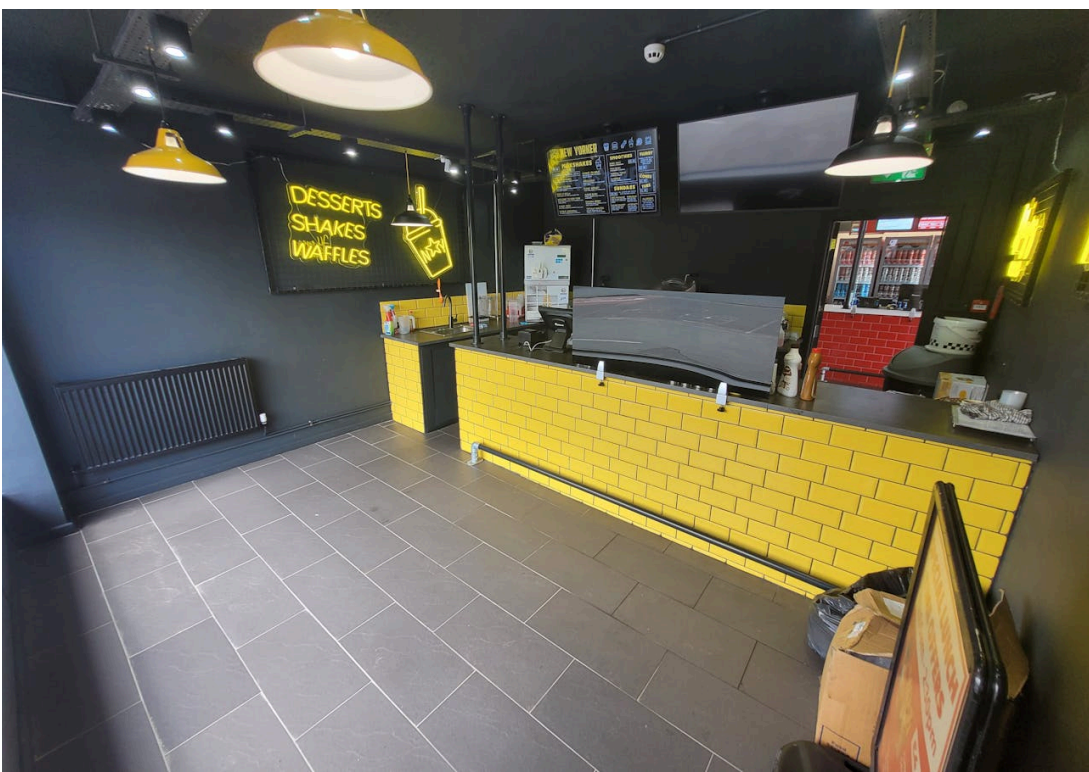
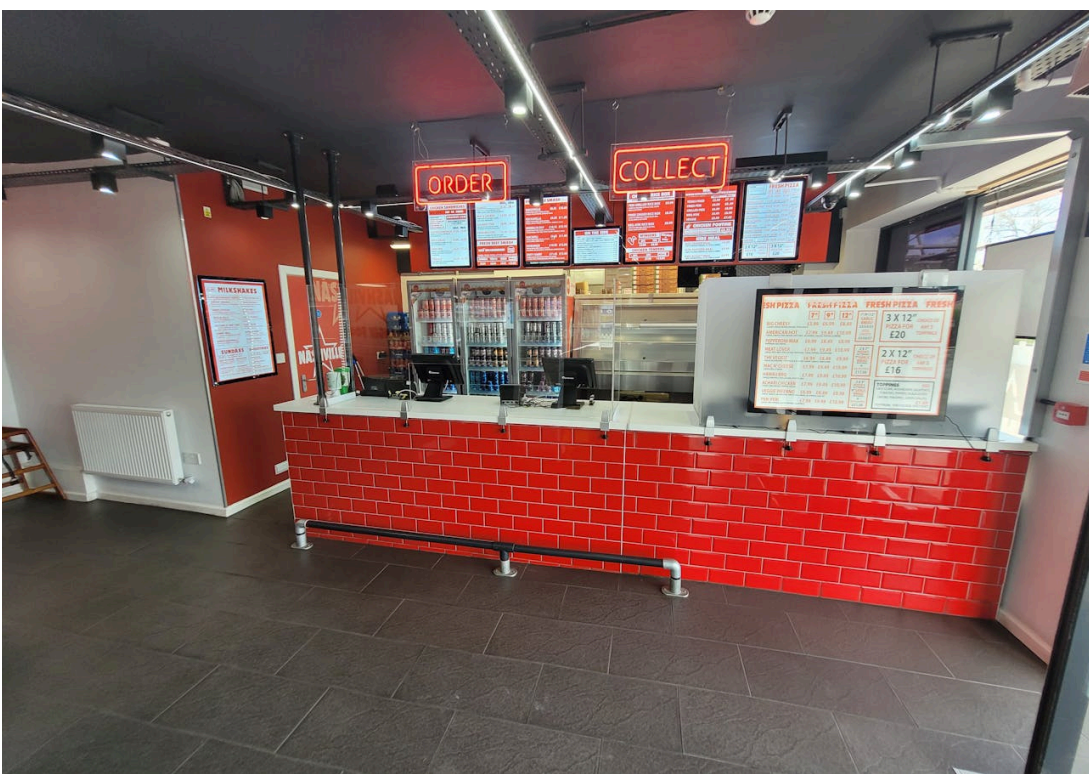
Contact & Viewings

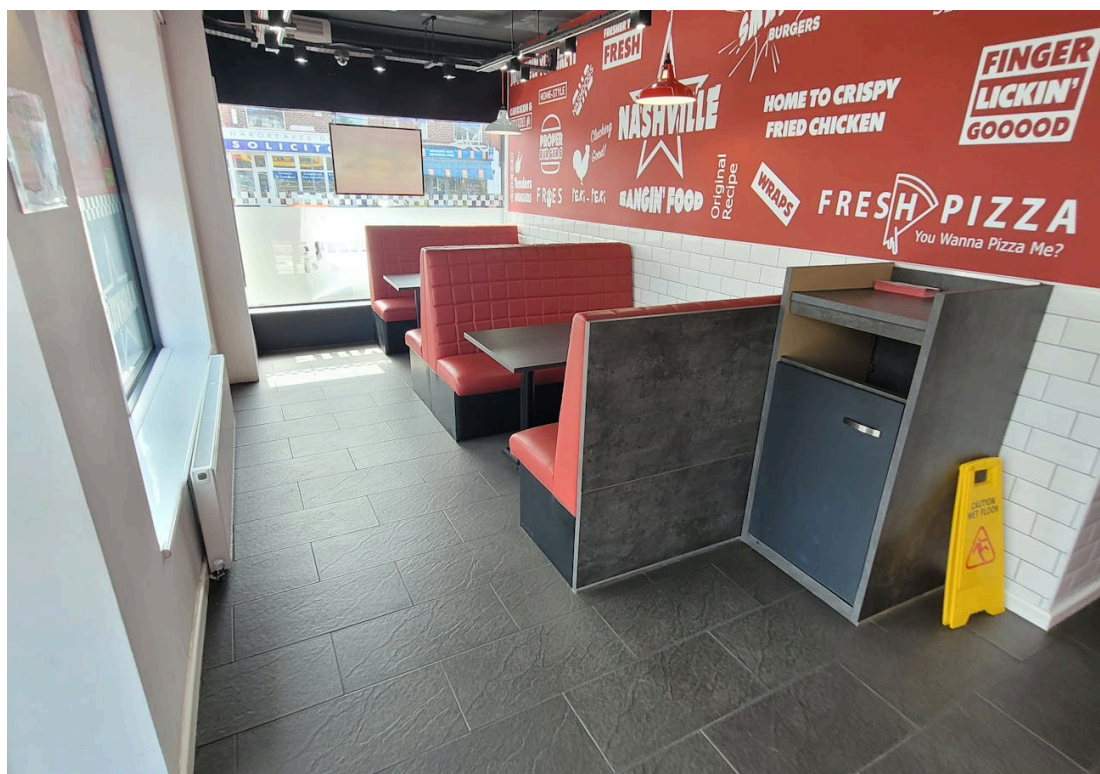
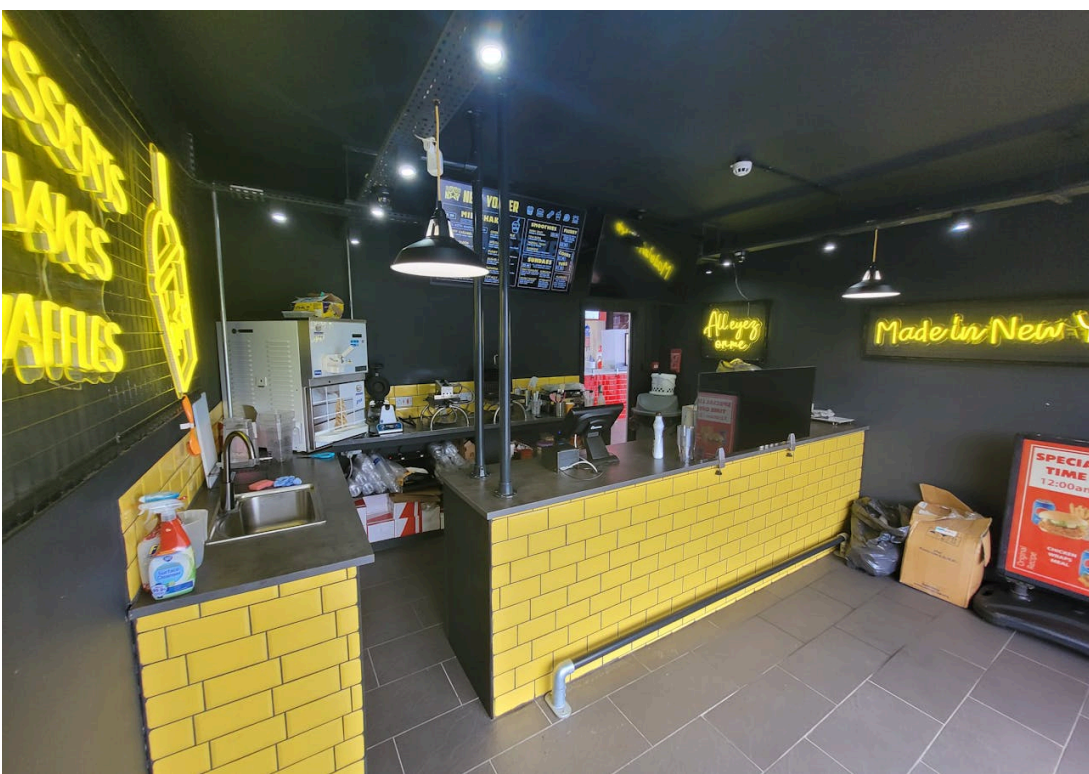
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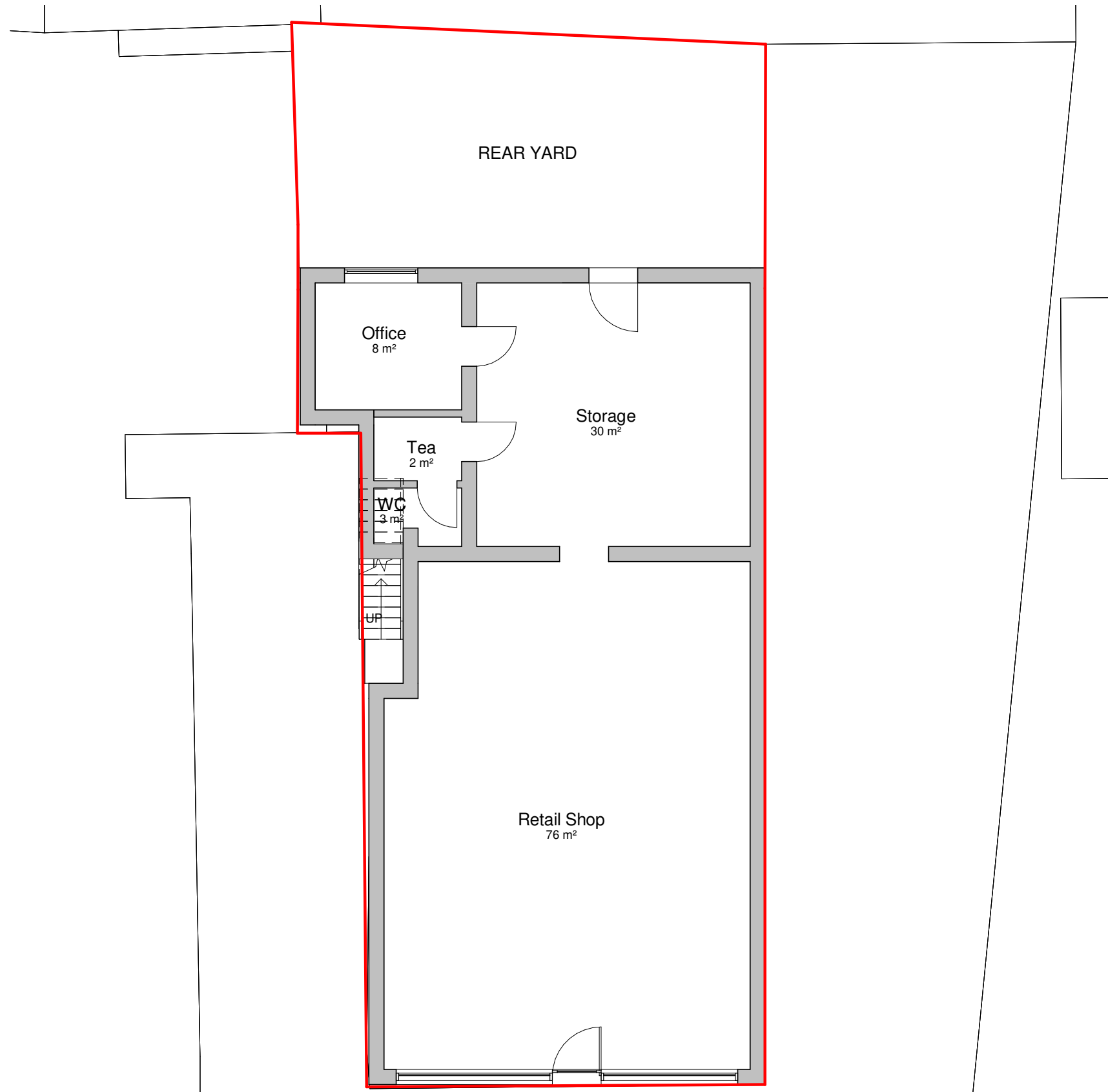
Commercial Property

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General Notes
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 All dimensions should be checked on site. Do not scale from this drawing. To be read in conjunction with all other Consultant's drawings. The Architect to be immediately notified of any discrepancies.
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LEGEND
 Site Boundary

No.	Date	Drawn	Checked	Appr.	Revision or reason for issue
15/03/21	SA	SH			Initial Issue

Client
Nashville



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 Devonshire Street North
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 www.createitstudios.co.uk
 info@createitstudios.co.uk

Project Title
179 School Lane, Manchester M19 1GN

Scale / North Point
1 : 100

Drawing Title
Existing Floor Plan

Drawing Number	Revision
A1331(01)002	-
Drawing Status Preliminary	