

Gifford Dixon

Commercial Property

Leisure, Retail To Let

£34,000 per annum

780 sq ft

**242 Burton Road, West
Didsbury, Manchester, M20
2LW**

Prime cafe/retail premises
location in the highly sought
after Burton Road location

- Thriving cafe area
- Prime West Didsbury location
- Suitable for retail or cafe use (no late evening operations permitted)
- Fully fitted kitchen and dining area
- True Turn key opportunity
- Useful basement facilities

0161 667 1317
gifforddixon.co.uk





Description

Briefly the premises, which until recently t/a 'Azzurro Ristorante', provides a fully glazed shopfront with porch door fronting onto Burton Road and leading to the main dining area offering seating for circa 30 covers, with serving area and a fully fitted stainless steel kitchen to the rear.

The basement area is well appointed and provides male and female customer toilets, plus large storage room to the front and further storage under stairs. Additionally there is a private enclosed yard to the rear for bin storage and a small front forecourt offering a further 8-10 seating opportunities.

The premises is presented to a good standard throughout and offers the opportunity of a 'turn-key' opportunity for an incoming tenant. Alternative uses such as retail or salon uses are permitted as the premises benefits from Use Class E (commercial, service and business).

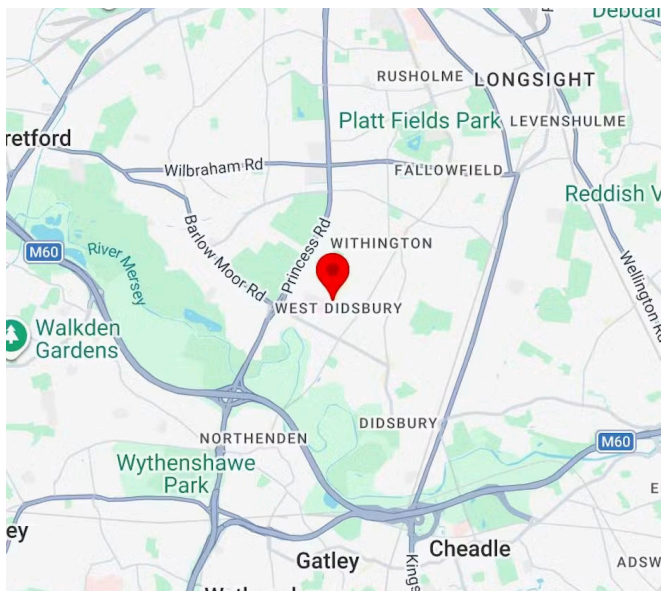
Location

Occupying a prime position at the heart of Burton Road in West Didsbury, one of South Manchester's most thriving and popular areas. Manchester City Centre is located approximately 4.5 miles to the north via Princess Road.

The area boasts excellent transport links, being less than 2 miles from junction 5 of the M60 Motorway and within 5 miles of Manchester Airport. Additionally, regular bus services run along Burton Road, linking South Manchester to the City Centre and the property is around a 3-minute walk from Burton Road Metrolink stop.

The immediate area is home to many local boutique and regional retail and leisure operators, including 'The George Charles' restaurant & bar and 'Belly Button Design' boutique card shop either side of this property, with 'Saison' bar and restaurant, and the 'Epicurean' bottle shop amongst others located further along the same parade. The Co-op foodstore can also be found just over the road from the property.





Summary

- Rent: £34,000 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (56)
- Lease: New Lease
- Terms: 6 years

Further information

- [View Microsite](#)

Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Dining Area	350	32.52
Ground	Kitchen	156	14.49
Basement	Storage	244	22.67
Basement	Under stairs storage	30	2.79
Total		780	72.47

Terms

The premises are available by way of a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent reviews every 3 years and other terms to be agreed.

Business Rates

Rateable Value (2026 list) - £14,250

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £5,443 based on a rate of 0.382p/£.

Interested parties are advised to make their own enquiries with Manchester City Council in relation to any relief that may be available.

Services

We understand that mains gas, electric, water and drainage are connected to these premises.

Fixtures & Fittings

The restaurant fixtures and fittings are available to be made use of by the incoming tenant

VAT

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

Legal Costs

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

Availability

Available Immediately

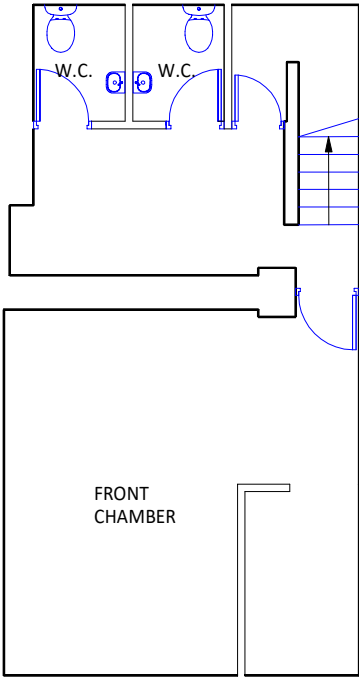
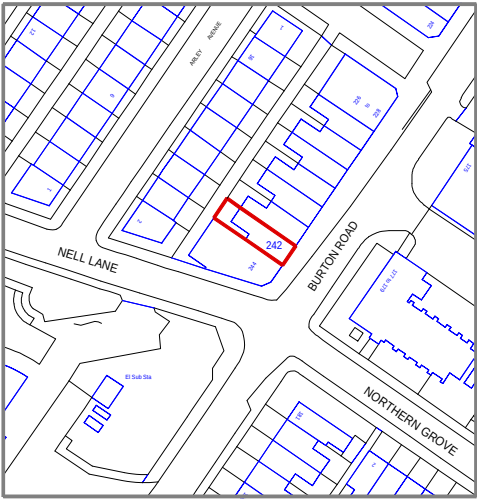
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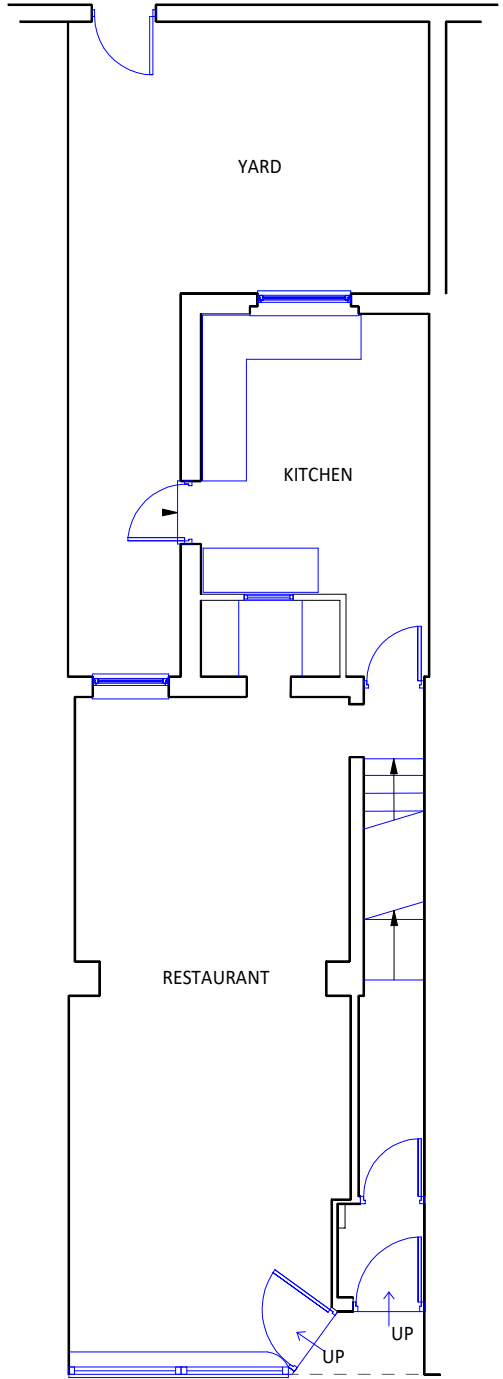
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BASEMENT



GROUND