

Gifford Dixon

Commercial Property

Leisure, Office, Retail To Let

£18,000 per annum

845 sq ft

Kennedy House, 8 Cemetery Road South, Manchester, M27 6AX

Prominent ground floor former vets clinic in Swinton

- Suitable for clinic, salon, retail, leisure and office uses
- Off street parking included
- Kitchen and W/C facilities
- Gas central heating
- Highly visible on the corner of Cemetery Road and Rutland Street

0161 667 1317
gifforddixon.co.uk





Description

The property is a two-storey detached building of brick construction beneath a flat roof. The subject of this letting is the ground floor clinic, which is accessed via uPVC double glazed porch fronting Cemetery Road. Internally the premises has been divided to suit the former vets practice and provides a large reception/waiting room to the front with 2 clinic rooms off, plus larger clinic/treatment room to the rear and 2 x w/c's off. There is also a kitchen/storage area to the single storey outrigger.

Location

Rutland Street is characterized by a thriving mix of light industrial units, trade counters, and creative workspaces, successfully hosting notable local operators like Mariyka's Dance Studios (above) and Furry Dog Mother nearby.

The property benefits from excellent transport links as follows:

- **Rail Access:** The property sits exceptionally close to Swinton (Manchester) Train Station, positioned just 0.3 miles (a 5-minute walk) to the south-west, providing rapid, direct commuter links to Manchester Victoria and the wider North West rail network.
- **Arterial Road Network:** Positioned just minutes from the major A580 (East Lancashire Road), providing an immediate, direct dual-carriageway route into Manchester city centre and a fast link to the regional highway infrastructure.
- **Motorway Proximity:** The site benefits from swift access to the M60 orbital motorway (Junction 13/14) and the M61, allowing seamless logistics distribution and vehicle transit across Greater Manchester, Cheshire, and Lancashire.



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Summary

- Rent: £18,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- Lease: New Lease
- Terms: 6 years

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Reception/Waiting area	200	18.58
Ground	Clinic/Office	74	6.87
Ground	Kitchen	82	7.62
Ground	Clinic/Office 2	114	10.59
Ground	Main clinic room	375	34.84
Total		845	78.50

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and all other terms to be agreed

Business Rates

Rateable Value (2026 List) - £8,700

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable.

VAT

We understand that VAT is applicable to the rent here

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease and associated documentation

Services

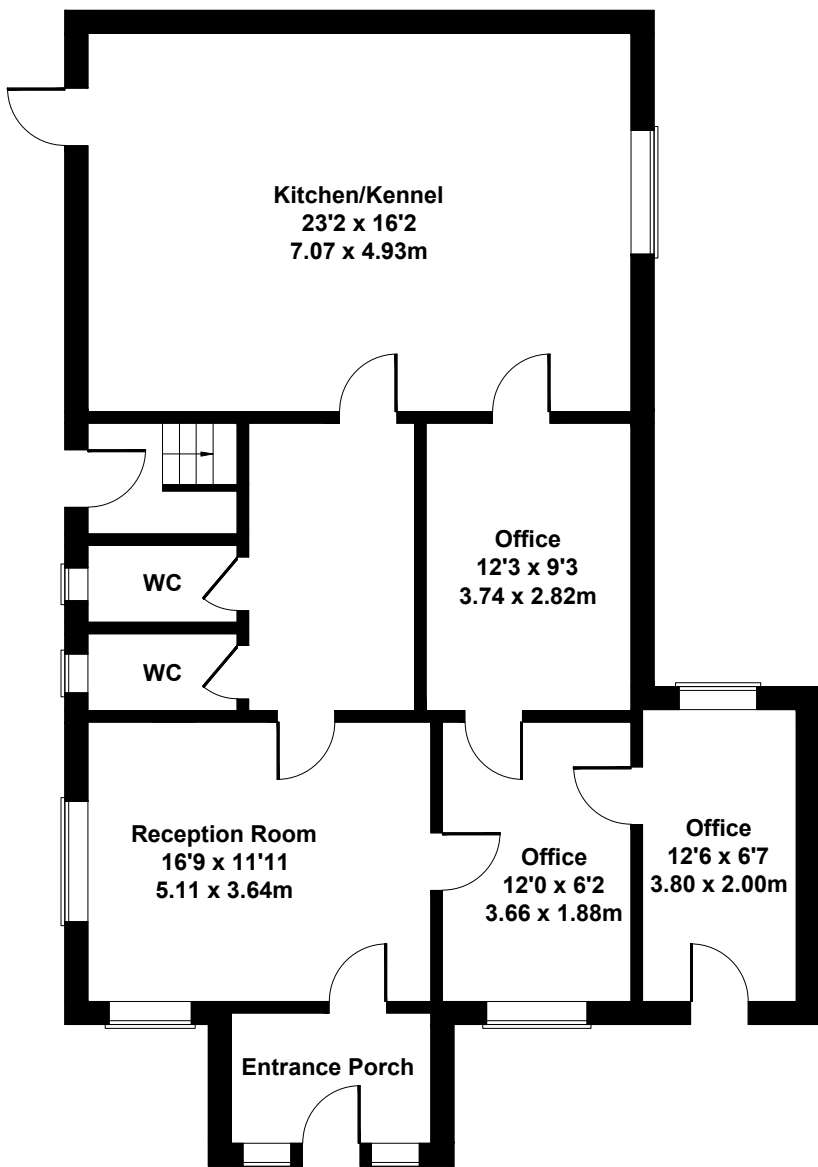
We understand that mains gas, electric, water and drainage are connected to this premises

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Commercial Property

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GROUND FLOOR

CEMETERY ROAD

Not to Scale. Produced by The Plan Portal 2026