

Gifford Dixon

Commercial Property

Hot Food Takeaway To Let

£24,000 per annum

1,212 sq ft

**120 Burton Road, West
Didsbury, Manchester, M20
1LP**

Hot Food Takeaway Premises
located in a popular West
Didsbury location

- Long established takeaway premises
- Next to Burton Road Metrolink
- Densely population catchment area
- Partially fitted premises
- Scope to develop the first floor
- Affluent area

0161 667 1317
gifforddixon.co.uk





Description

The property is a substantial two-storey end terraced property with brick elevations beneath a pitched slat roof plus single storey outrigger to the rear.

Briefly the premises, which until recently t/a 'Tokies takeaway', provides a fully glazed shopfront with glazed door fronting onto Burton Road and leading to the main serving area and a fully fitted stainless steel kitchen beyond. To the rear of the ground floor is a pot wash area with substantial walk in chiller and freezers off.

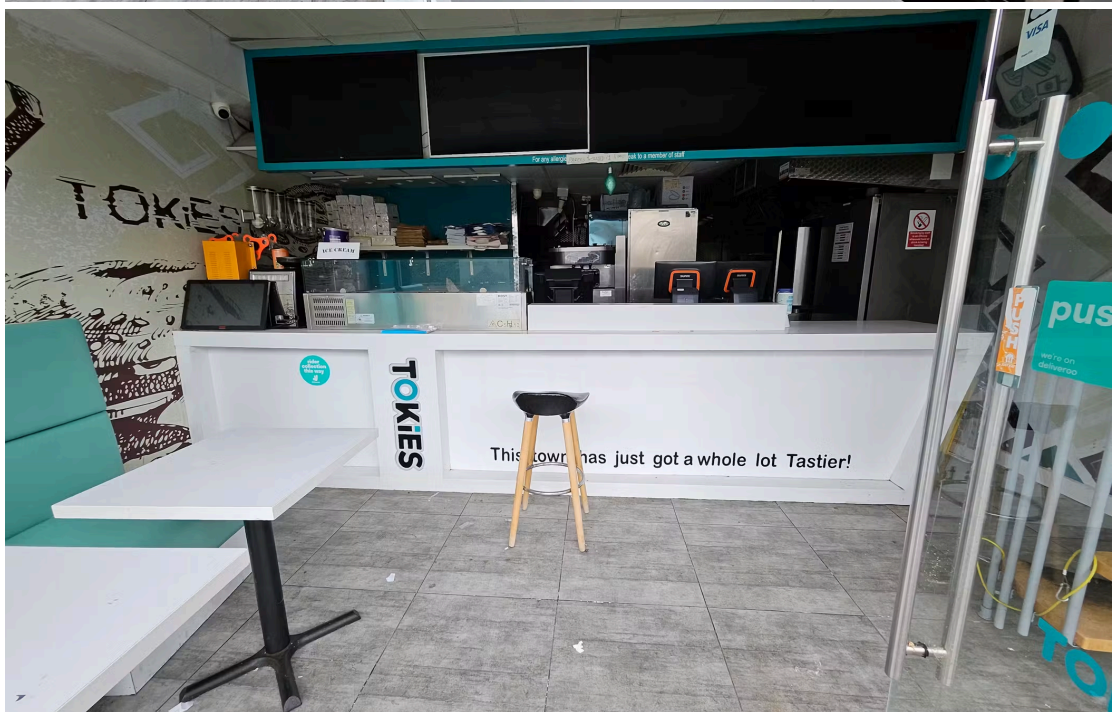
A spiral staircase from the shop front leads to the first floor, where a further 3 partitioned offices plus shower room and W/C are located. This area offers scope to open up and provide further storage/office space to suit an ingoing tenants needs.

Additionally there is a private enclosed yard to the rear for bin storage and a front forecourt offering further seating opportunities.

Location

Occupying a prominent position along Burton Road in West Didsbury, one of South Manchester's most thriving and popular areas. The property is located on the far side of West Didsbury, past the Lapwing Lane junction and is located on a popular parade which also includes 'Stella's Wedding Dresses', 'Urban Paw' dog groomers, 'Indique' Indian Cuisine, and 'Burton Store'.

Manchester City Centre is located approximately 5 miles to the north via Princess Road. The immediate area boasts excellent transport links, being around 2 miles from junction 5 of the M60 Motorway. Didsbury, Whalley Range, Fallowfield and Chorlton are all within easy reach of the property, as is Manchester Airport which is located 5.5 miles south of the property. Additionally, regular bus services run along Burton Road, linking South Manchester to the City Centre and the property is a stones throw from Burton Road Metrolink stop.





Summary

- Rent: £24,000 per annum
- Business rates: £6,112 per annum
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (61)
- Lease: New Lease
- Terms: 10 years

Further information

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

Contact & Viewings

Steven Gifford-Dixon
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Accommodation

Floor/Unit Description		sq ft
Ground	Serving & Kitchen area	518
Ground	Back room/pot wash	134
Ground	Cold Store - Integrated Fridge & Freezer	145
1st	Office/Storage	415
Total		1,212

Terms

The premises are available by way of a new FRI (fully repairing and insuring) lease for a minimum of 10 years with upward only rent reviews every 3 years and all other terms to be agreed.

Business Rates

Rateable Value (2026 list) - £16,000

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £6,112 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

The ingoing tenant is to be responsible for the landlords legal costs in this transaction as well as their own.

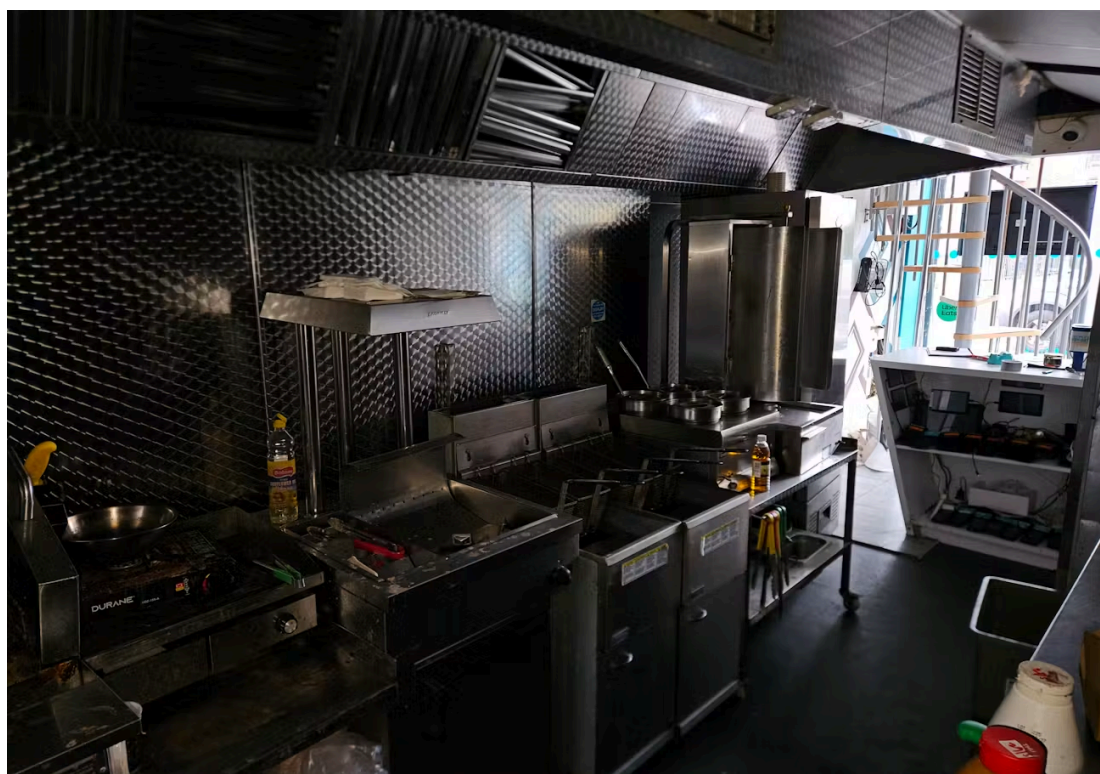
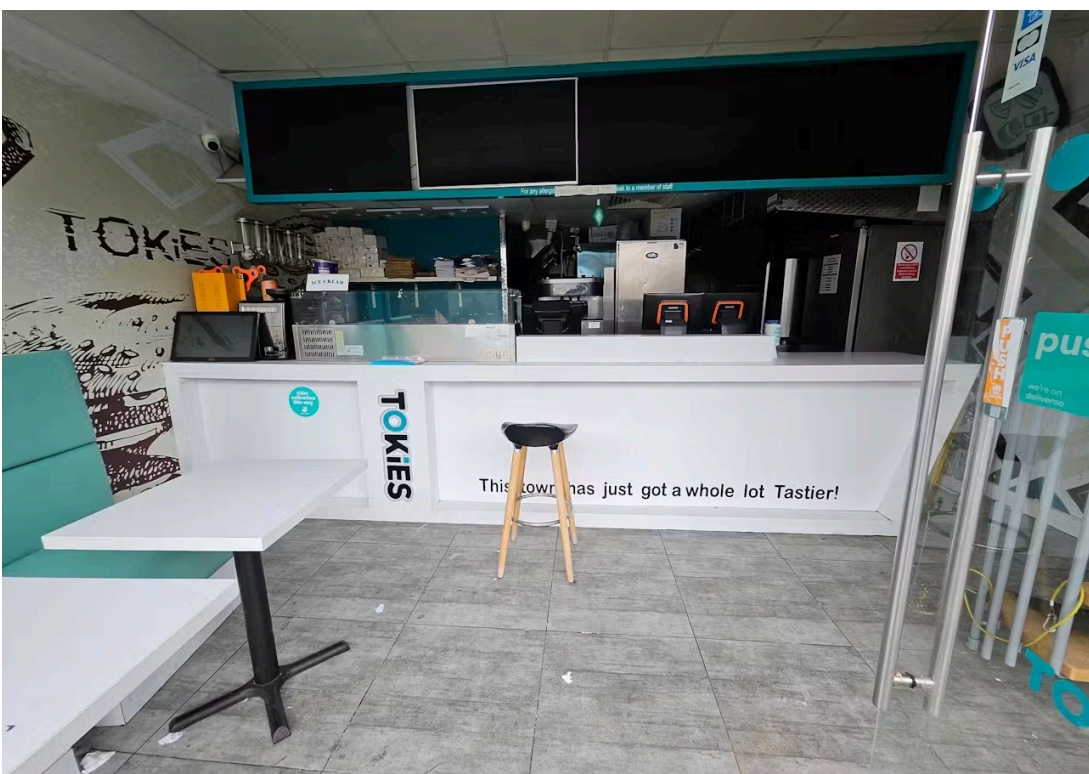
Availability

Available Immediately

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Commercial Property

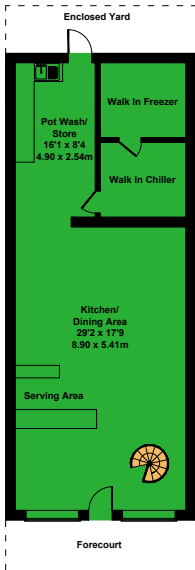
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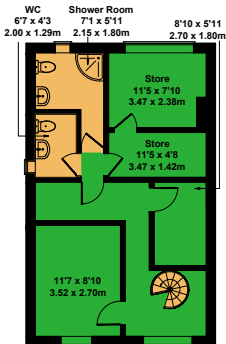
120 Burton Road, West Didsbury

Approximate Gross Internal Area

1345 sq ft - 125 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.