



## 2A Upper Chorlton Road, Manchester, M16 7RN

Former barber shop premises in popular location

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	200 sq ft / 18.58 sq m
<b>Price</b>	Offers in excess of £80,000
<b>Rateable Value</b>	£5,300 100% SBRR available to qualifying tenants
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Affordable commercial premises
- Lock-up shop with security shutter
- Open plan retail space
- W/C to the rear
- Useful basement storage
- Suitable for owner occupiers and investors alike
- New long leasehold (200+ years) to be created out of Freehold title

## Description

Ground floor lock up shop with manual security shutter fronting Upper Chorlton Road. Most recently used as a Barbers shop and is now offered with vacant possession and is available for several potential uses including office, retail, café, clinic, and PT studio under Use Class 'E' (commercial, business and service).

The premises currently provides an open plan shop with W/C to the rear, plus a basement (accessed via hatch in the floor) which provides useful storage potential.

## Location

The property is well located in the middle of a parade close to the corner of Upper Chorlton Road and Shrewsbury Street, close to the junction of Withington Road and Chorlton Road and sits on the border of Old Trafford and Whalley Range in the Metropolitan Borough of Trafford.

The immediate area benefits from excellent transport links, being within the 'Bee Network' of bus routes which provides easy access to Manchester City centre and the surrounding areas. The property is also almost equidistant to both Firwood Metrolink and Trafford Bar Metrolink Stations, with both being around a 12 minute walk.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Open plan shop	200	18.58	Available
<b>Total</b>		<b>200</b>	<b>18.58</b>	

## Services

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

## Sale Price

Offers in excess of £80,000 are invited for the long leasehold interest in this shop.

A new leasehold (200 years+ is to be created out of the current Freehold title for the whole building upon purchase, at a peppercorn rent)

## Business Rates

Rateable Value of £5,300 (01/04/26 listing)

100% Small Business Rate Relief is available for qualifying tenants

## VAT

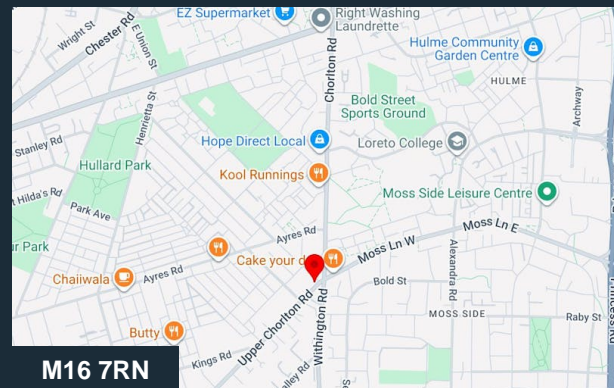
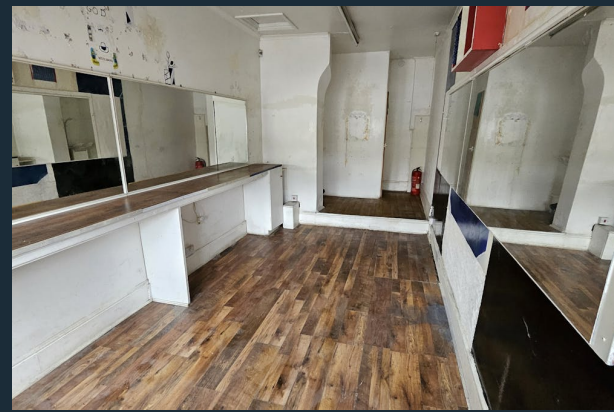
We understand that VAT is not applicable to this sale

## Legal Fees

Each party will be responsible for their own legal costs in connection with this sale.

## AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



## Viewing & Further Information



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