



## 218 Burton Road, Manchester, M20 2LW

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

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	977 sq ft / 90.77 sq m
<b>Rent</b>	£42,000 per annum
<b>Rates Payable</b>	£7,609.75 per annum
<b>Rateable Value</b>	£15,250
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Attractively presented throughout
- Thriving bar/restaurant area
- Useful basement facilities
- Fixtures and fittings available if salon use (subject to premium payment)
- Prime West Didsbury location
- Suitable for retail, cafe, restaurant uses
- Turn key opportunity

## Description

Briefly, the premises provides a majority glazed shopfront with porch door opening onto Burton Road and leading to the main salon/retail area, with backwash area and treatment room to the rear. The basement area is well appointed and provides male and female customer toilets, staff kitchen and store, plus large storage room with managers office off. Additionally there is a small enclosed yard to the rear for bin storage.

The premises is presented to an excellent standard throughout and offers the opportunity of a 'turn-key' opportunity for an incoming tenant. Alternative uses such as restaurant/cafe 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 immediate 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 both Burton Road Metrolink stop.

The immediate area is home to many local boutique and regional retail and leisure operators, including 'David Gavin' interior design, 'The Old Bakery', 'The Elk', 'Sante' bar and restaurant., and 'Folk' bar and kitchen.

## Accommodation

As measured on a net internal area basis (NIA) in accordance with the RICS Property Measurement 1st Edition:

Floor/Unit	Description	sq ft	sq m
Ground	Main retail	343	31.87
Ground	Back wash area	87	8.08
Ground	Rear treatment room	127	11.80
Ground	Waiting area	72	6.69
Basement	Storage inc. office	283	26.29
Basement	Kitchen & store	65	6.04
<b>Total</b>		<b>977</b>	<b>90.77</b>

## 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 (2023 list) - £15,250

Rateable Value (2026 list) - £19,000

Rates are due to change in April 2026 as above. Our understanding is that retail, hospitality, and leisure (RHL) relief will no longer be available, but lower multipliers for retail, hospitality, and leisure (RHL) businesses will be applied at 38.2p/£

## Legal Costs

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



M20 2LW

## Viewing & Further Information



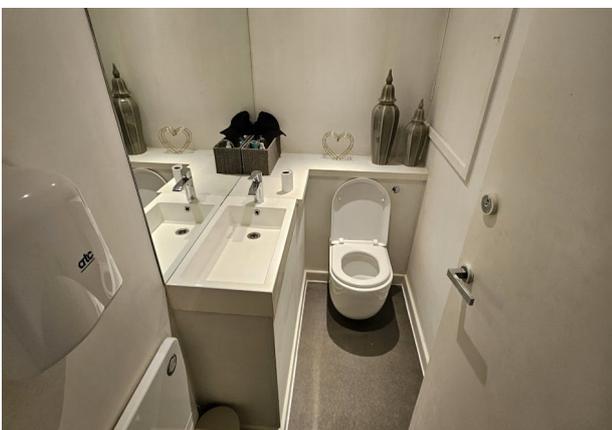
**Steven Gifford-Dixon**

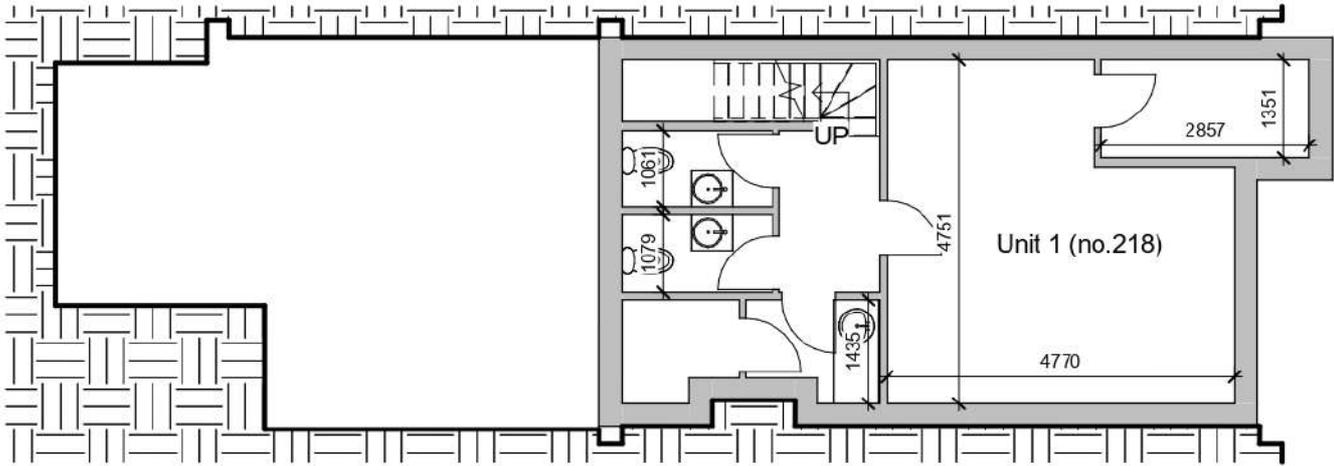
0161 667 1317

[steven@gifforddixon.co.uk](mailto:steven@gifforddixon.co.uk)

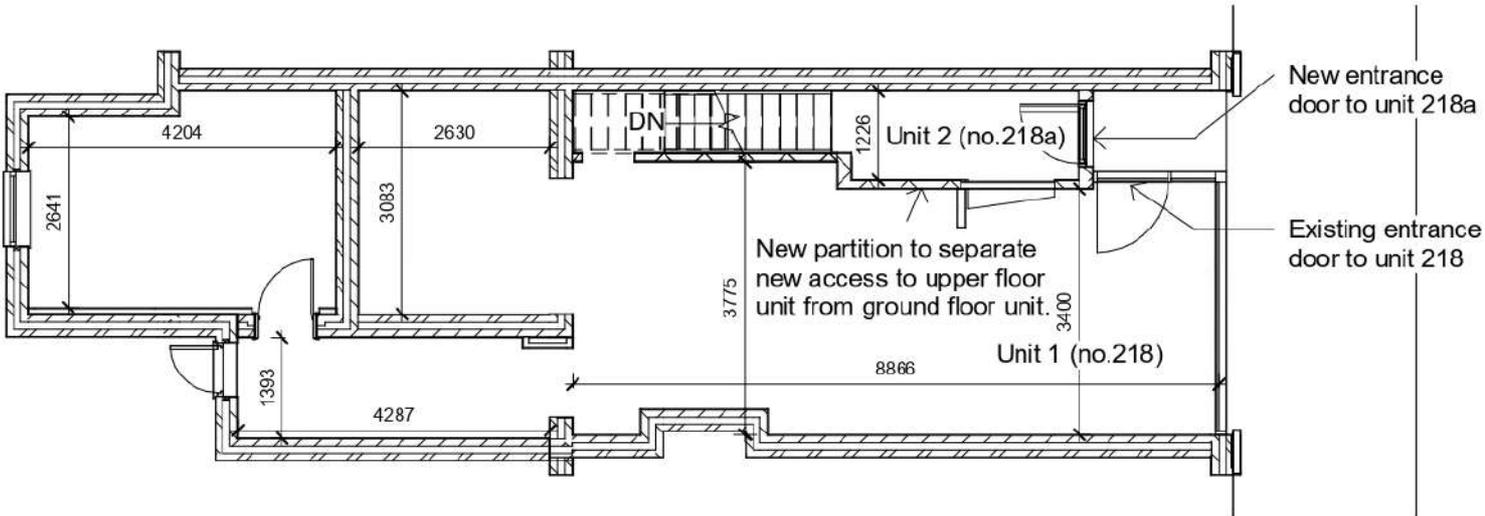
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**1** **2. Basement**  
1 : 100



**2** **3. Ground Floor**  
1 : 100