



45 Ward Street, Didsbury, Manchester, M20 6TJ

Affordable lock up storage/office in Didsbury village

Summary

Tenure	To Let
Available Size	415 sq ft / 38.55 sq m
Rent	£10,000 per annum
Service Charge	N/A
Business Rates	N/A
EPC Rating	EPC exempt - Stand-alone building < 50m2

Key Points

- Flexible lease/licence arrangements
- Available March 2026
- Kitchen and toilet facilities
- Newly fitted roof and rooflights
- Didsbury village location
- No business rates to pay

Description

The property is a detached single storey lock-up property of brick construction beneath a new pitched roof featuring rooflights.

Internally the unit provides storage/office rooms to front and rear, with kitchen and toilet facilities between. Access is provided currently by an up and over garage door to the front and pedestrian door to the side of the building.

This property is ideal for storage, but may well be useable for office/retail purposes after modification.

Location

The property is situated on Ward Street, which runs parallel with Barlow Moor Road in Didsbury Village, one of South Manchester's most popular and affluent areas.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 1 mile from junction 3 of the M60 and junction 1 of the M56 Motorway. Didsbury, Cheadle, Wilmslow and Stockport are all within easy reach of the property, as is Manchester Airport which is around 6 miles away. Additionally, regular bus services run along Wilmslow Road linking South Manchester to the City Centre and the property is just a short walk away from Didsbury Metro station.

Wilmslow Road benefits from several national operators including Café Nero, Costa, M&S Food, Boots and Gails Bakery, but is also home to several local independent shops, cafes and restaurants.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Front office/store	222	20.62
Ground	Kitchen area	78	7.25
Ground	Rear office/store	115	10.68
Total		415	38.55

Terms

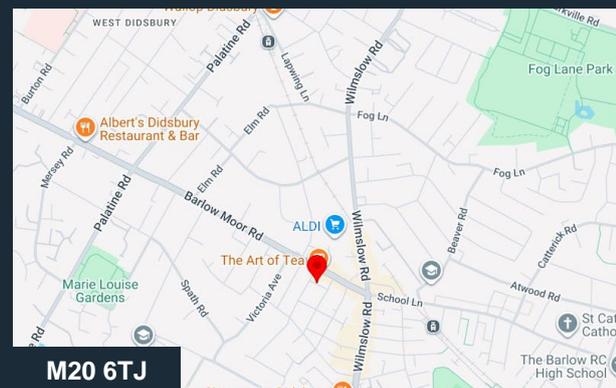
The premises are available by way of either a 3 year FRI (fully repairing and insuring) lease or by licence agreement to suit the incoming tenant

Services

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

VAT

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



M20 6TJ

Viewing & Further Information



Steven Gifford-Dixon

0161 667 1317

steven@gifforddixon.co.uk

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