



85 School Lane, Didsbury, Manchester, M20 6WN

Well appointed ground floor office premises in Didsbury village

Summary

Tenure	To Let
Available Size	260 sq ft / 24.15 sq m
Rent	£10,000 per annum
Rateable Value	£3,700 100% Small Business Rate Relief available
EPC Rating	D (95)

Key Points

- Private office premises
- Two good sized rooms
- Well located along School Lane
- Close to Didsbury Metro Station
- Pull in parking directly outside
- Short walk to Wilmslow Road
- Kitchenette and toilet facilities

Description

The property is a traditional two-storey unit of brick construction under a pitched slate roof. The subject of this letting is the commercial space to the ground floor only.

Internally the ground floor is well presented and is fit for immediate occupation. The main entrance door leads to a generous open plan main office to the front, with a further office space incorporating a kitchenette to the rear. Additionally there is useful under stairs storage and w/c to the rear. To the immediate front of the property is an open forecourt which could be utilised by an ingoing tenant.

Location

The property is situated in a prominent position in the middle of a parade of retail premises along School Lane 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. Additionally, regular bus services run along the nearby 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 Coffee, 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	145	13.47
Ground	Rear office (inc Kitchenette)	115	10.68
Total		260	24.15

Terms

The premises are available on 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 other terms to be agreed.

Business Rates

Rateable Value (2023 List) - £3,700

100% Small Business Rates Relief may be available depending on the ingoing tenants’ individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

Services

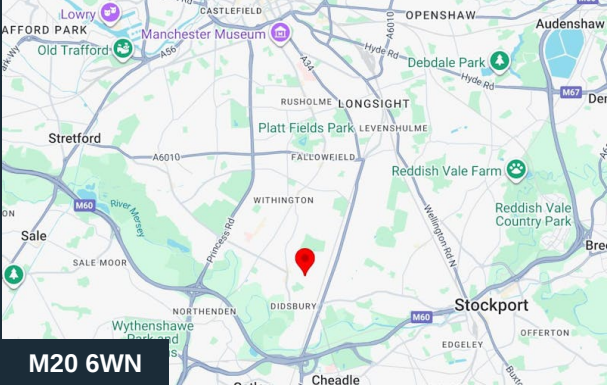
We understand that mains electric, water and drainage are connected to this premises.

Legal Costs

The ingoing tenant will be responsible for the landlords’ solicitors’ reasonable fees in the preparation of the lease.

VAT

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



Viewing & Further Information



Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

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