

# Gifford Dixon

Commercial Property

## Investment, Retail For Sale

Offers in excess of £600,000

2,427 sq ft

**68A Beech Road, Chorlton-cum-Hardy, Manchester, M21 9EG**

Mixed Use Investment Sale in the popular area of Chorltonville

- Attractively presented property
- Prominent Beech Road location
- Income producing investment
- Significant scope for rental uplifts
- Generous 1 bed flat
- Large 3/4 bedroom flat
- Prime South Manchester location

0161 667 1317  
gifforddixon.co.uk





## Description

A rare opportunity has arisen to acquire an income producing mixed use investment along the popular Beech Road area of Chorlton-cum-Hardy.

The property is a substantial three-storey mid terraced premises plus basement, with brick elevations beneath a pitched slate roof to the main building plus a single and two storey extension to the rear. The property consists of a hair salon to the ground floor, with a separate 1 bedroom flat to the basement and a substantial 4 bedroom flat to first and second floors, both accessed from a shared entrance door and hallway off Stockton Road.

The ground floor hair salon is occupied by a family member and is trading as 'De Novo'.

The basement flat (Flat 1) is a well appointed one-bedroom flat, consisting of lounge/kitchen, shower room and large bedroom. The flat benefits from gas central heating and is occupied at present by way of AST agreement at a rent of £775pcm.

The first and second floor 4 bedroom flat (Flat 2) is a generously proportioned flat consisting of a lounge, family bathroom, kitchen, shower room and 4 double bedrooms. The flat is occupied on an AST agreement at a rent of £1,300pcm.

There is considerable scope to increase the rental income here, with the current ERV believed to be in the region of £48,800.

## Location

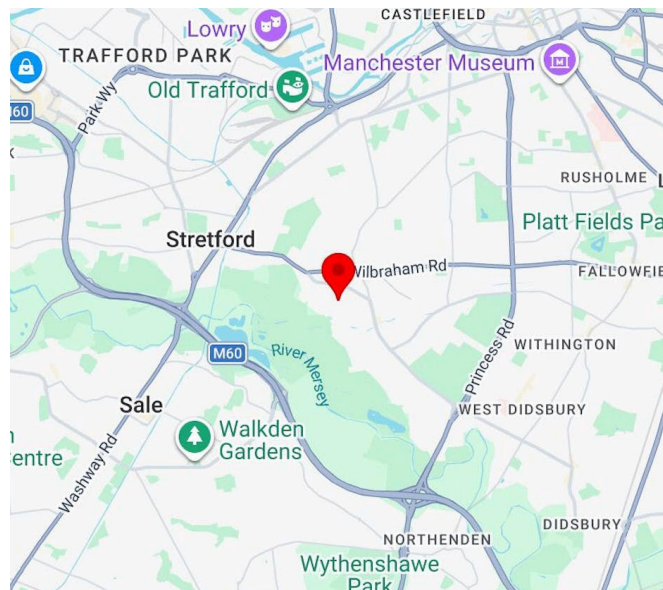
Occupying a prime position along Beech Road in Chorltonville, one of South Manchester's most sought after and affluent areas. The property is located in a highly prominent location on the corner of Beech and Stockton Road, next door to 'Editorial Studio' architectural practice and directly across the road from 'Casa De Moor' restaurant and the 'Trevor Arms' public house.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway.

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## Summary

- Price: Offers in excess of £600,000
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: D (94)

## Further information

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

## Contact & Viewings

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

## Accommodation

Floor/Unit Description	Size	EPC	Availability
Ground Retail Unit	538 sq ft	D (94)	Occupied
Ground Flat 2, 52 Stockton Road - Kitchen	166 sq ft	D (67)	Occupied
1st Flat 2, 52 Stockton Road - 3 x bedrooms and 2 x bathrooms	852 sq ft	-	Occupied
2nd Flat 2, 52 Stockton Road - Bedroom 4	291 sq ft	-	Occupied
Lower Ground Flat 1, 52 Stockton Road - 1 bedroom flat	580 sq ft	D (55)	Occupied

## Sale

Offers are invited in excess of £600,000 for the Freehold interest.

## Services

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

## Business Rates/ Council Tax

Shop - Rateable Value of £14,000 (2026 listing)  
Flat 1 - Band A  
Flat 2 - Band A

## EPC

Shop - D (94)  
Flat 1 - D (55)  
Flat 2 - D (67)

## Legal Costs

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

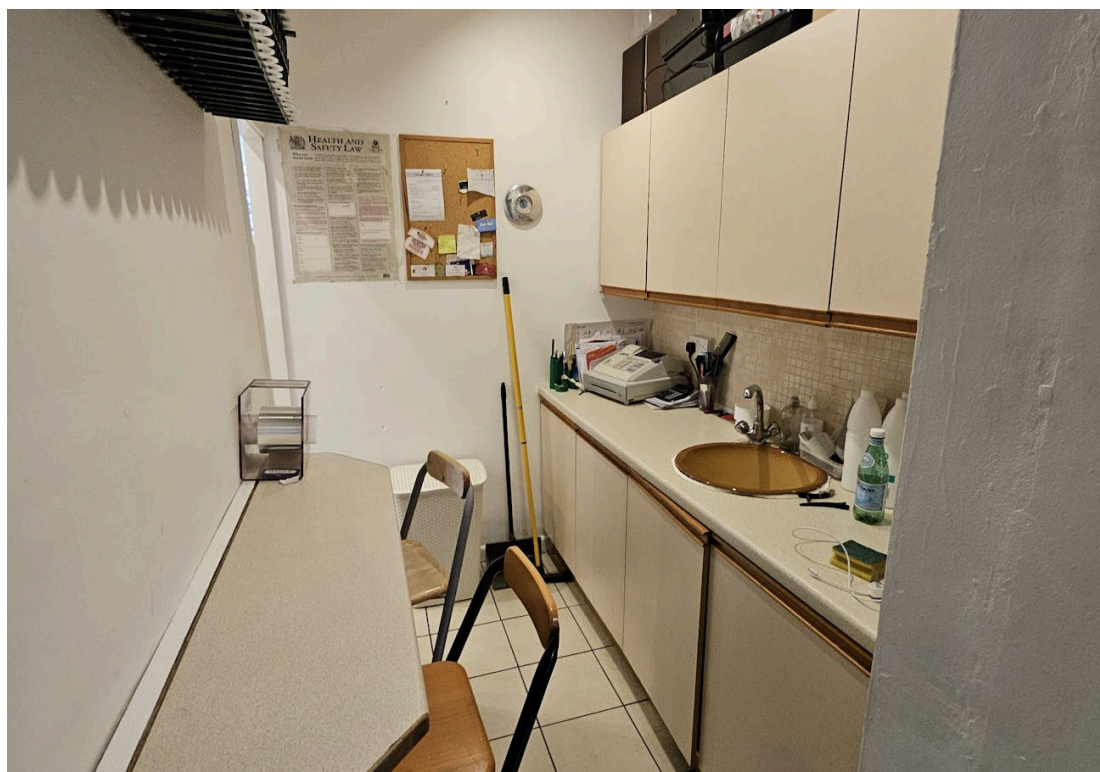
## VAT

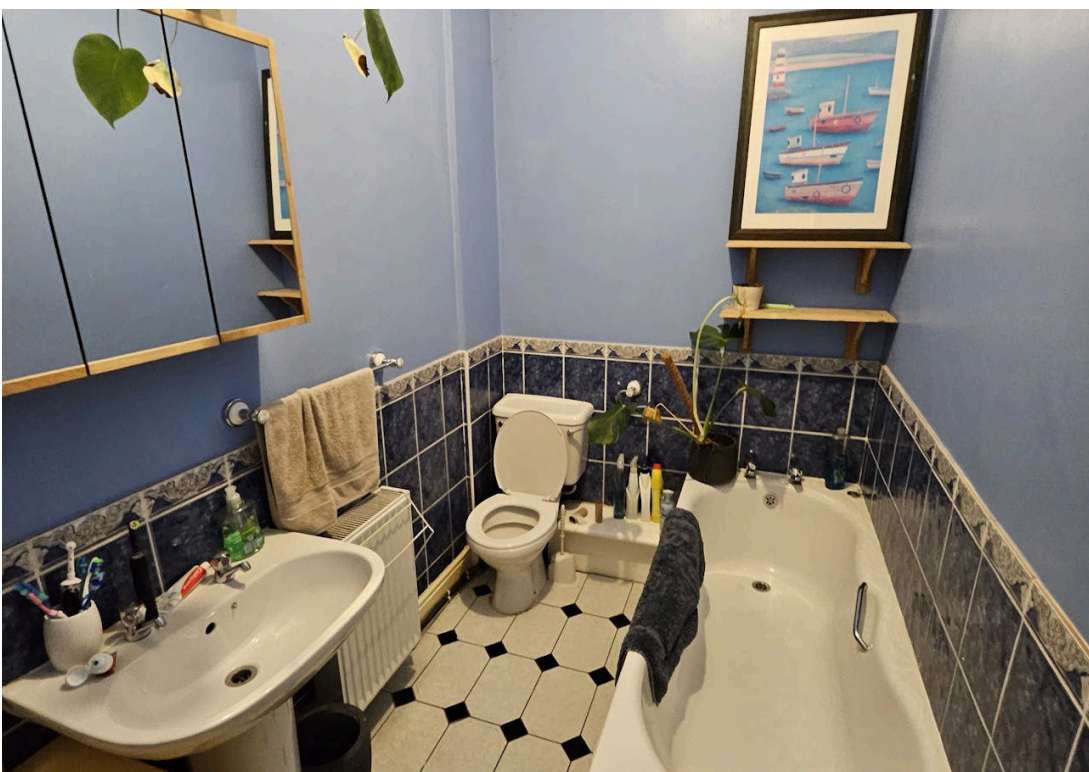
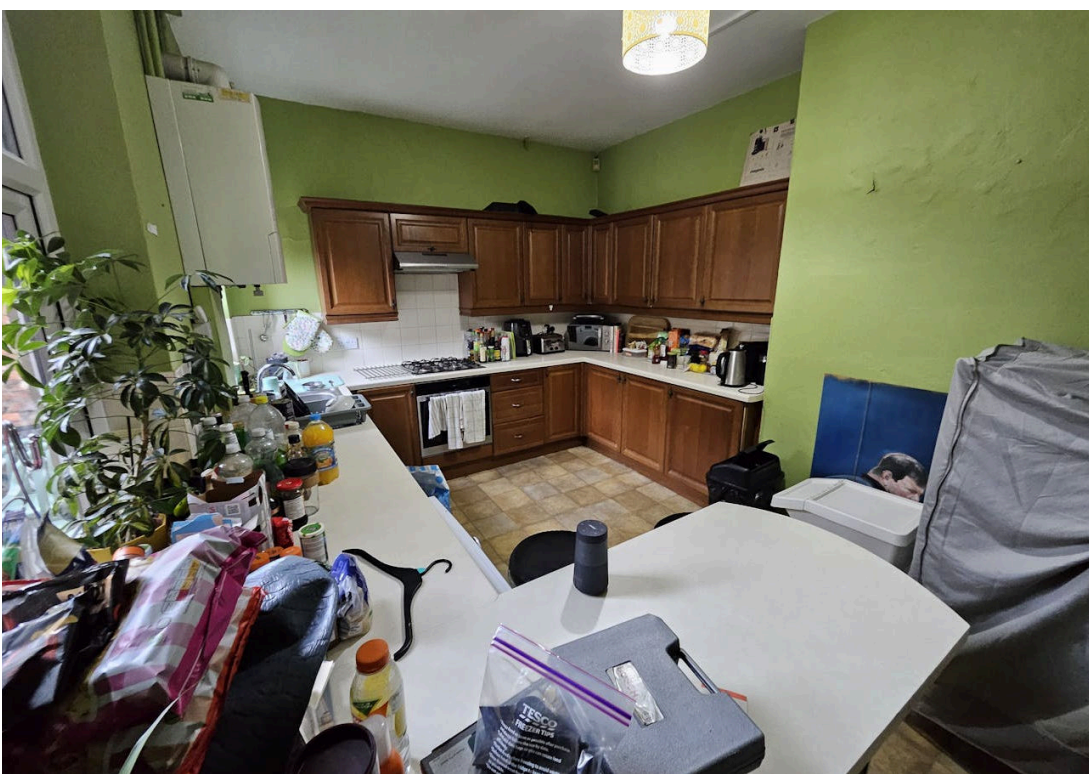
We understand that VAT is not applicable to this sale.

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Commercial Property

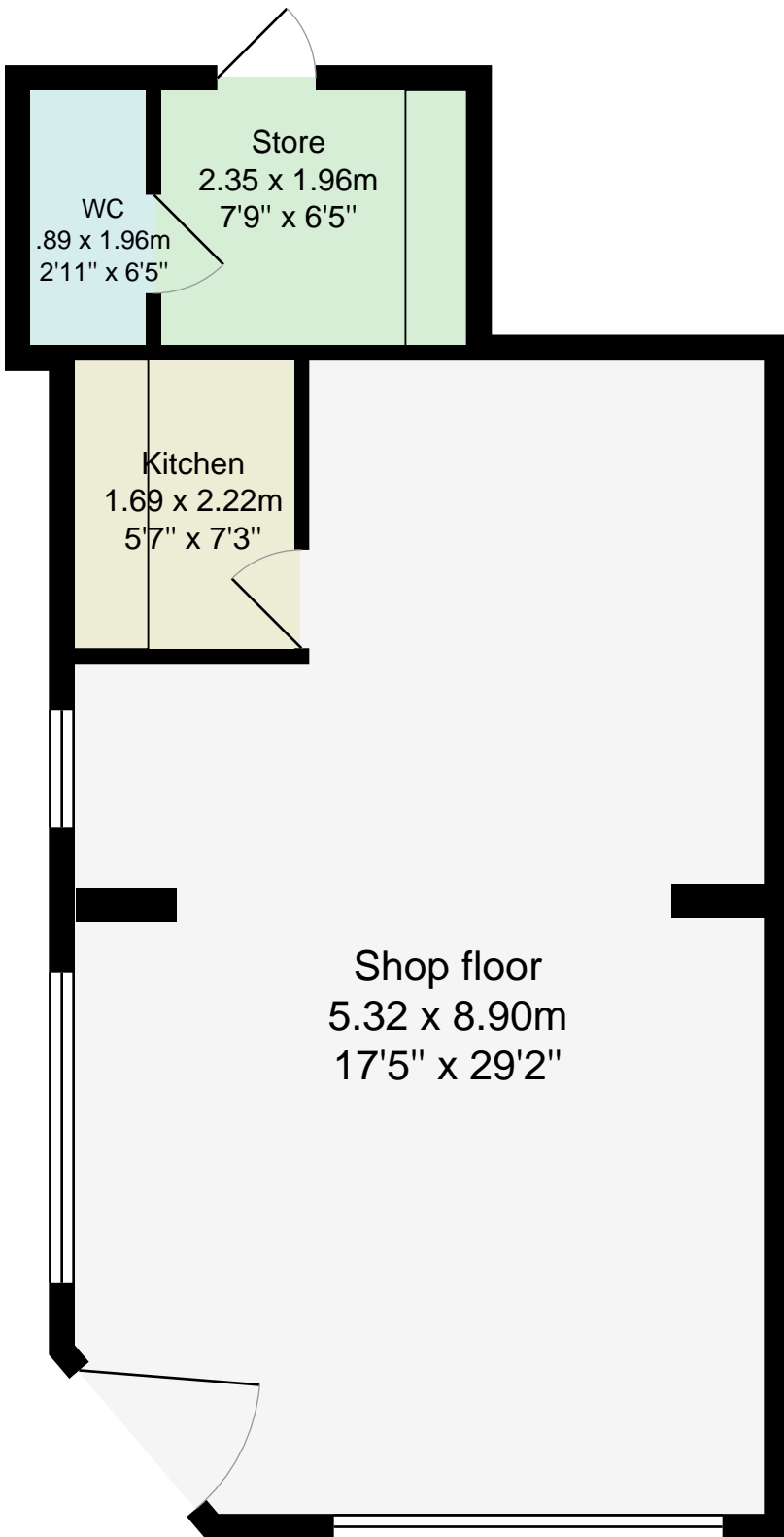
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# 68a, Beech Road, M21 9EG

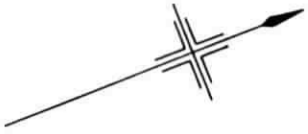


Total Floor Area: 53.6 m<sup>2</sup> ... 577 ft<sup>2</sup>

All measurements are approximate and for display purposes only.  
Drawn by: Manchester EPC | 07872314115 | hello@manchesterepc.com

# H. M. LAND REGISTRY

NATIONAL GRID PLAN SJ 8193 SECTION G  
GREATER MANCHESTER  
MANCHESTER DISTRICT Scale 1/1250



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