

# Gifford Dixon

Commercial Property

**Leisure, Restaurant / Cafe,  
Retail To Let**

£24,000 per annum

817 sq ft

**408 Barlow Moor Road,  
Manchester, M21 8AD**

Ground floor retail premises in a  
prime South Manchester  
location

- Chorlton Town centre location
- Landlord to strip out and open up premises
- Covered front forecourt
- New shopfront to be installed as shown in images
- Available May 2026

0161 667 1317  
gifforddixon.co.uk





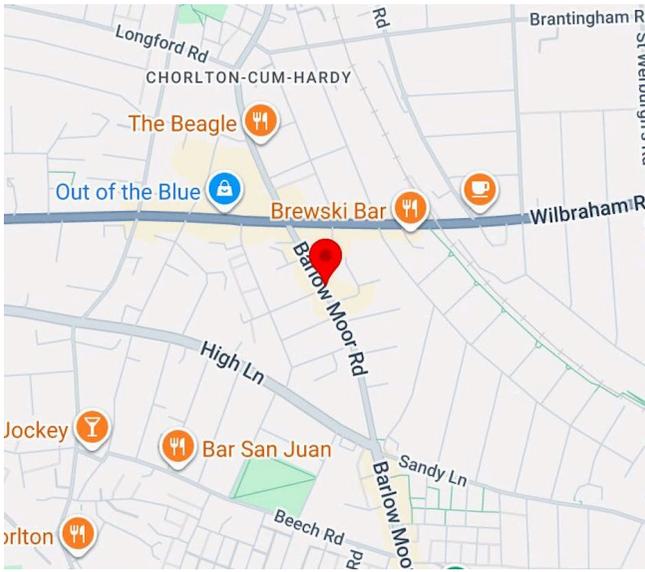
## Description

The property is a 3 storey mid terrace building of brick construction located in a vibrant retail and dining district in the heart of Chorlton. The subject of this letting is the ground floor and basement commercial premises, which is currently being stripped out to provide largely open plan retail space with a W/C to the rear. A planning application is to be submitted for a new shopfront as shown in the indicative image.

## Location

Occupying a prominent position along Barlow Moor Road in Chorlton-cum-Hardy, one of South Manchester's most sought after and affluent areas. The property is located between Jordan Fishwick Estate Agents and Mumbai Tiffin Indian Street Food, and is directly across from Dentology dental practice.

Manchester City Centre is located approximately 3 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway. Didsbury, Whalley Range, Stretford & Old Trafford are all within easy reach of the property, as is Manchester Airport which located 6 miles south of the property. Additionally, regular bus services run along the nearby Manchester Road, linking South Manchester to the City Centre and the property is just a two minute walk away from Barlow Moor Road Metrolink station.



### Summary

- Rent: £24,000 per annum
- Business rates: £6,780.50 per annum Based on retail, hospitality or leisure use
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 6 years

### Further information

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

### Contact & Viewings

Steven Gifford-Dixon  
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steven@gifforddixon.co.uk

### Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Retail unit	577	53.61
Basement	Storage	240	22.30
<b>Total</b>		<b>817</b>	<b>75.91</b>

### Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 10 years with upward only rent review at the end of every third year and all other terms to be agreed.

### Services

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

### Legal fees

Each party are to be responsible for their own legal costs incurred in this transaction.

### VAT

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

### Business Rates

Rateable Value - £17,750 (from 1st April 2026)

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £6,780 based on a rate of 0.382p/£.

Interested parties are advised to make their own enquiries with Manchester City Council.

### Availability

Available May 2026

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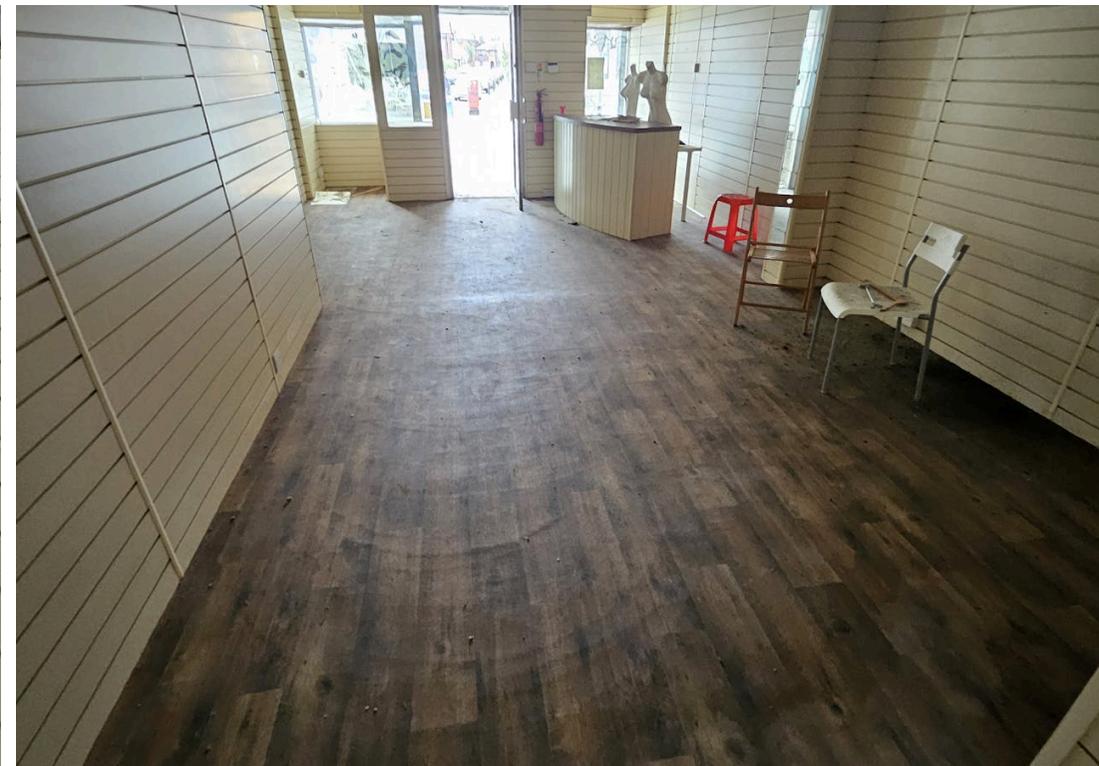
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Chorlton-cum-Hardy, Manchester M21 8AD



New Shop Front

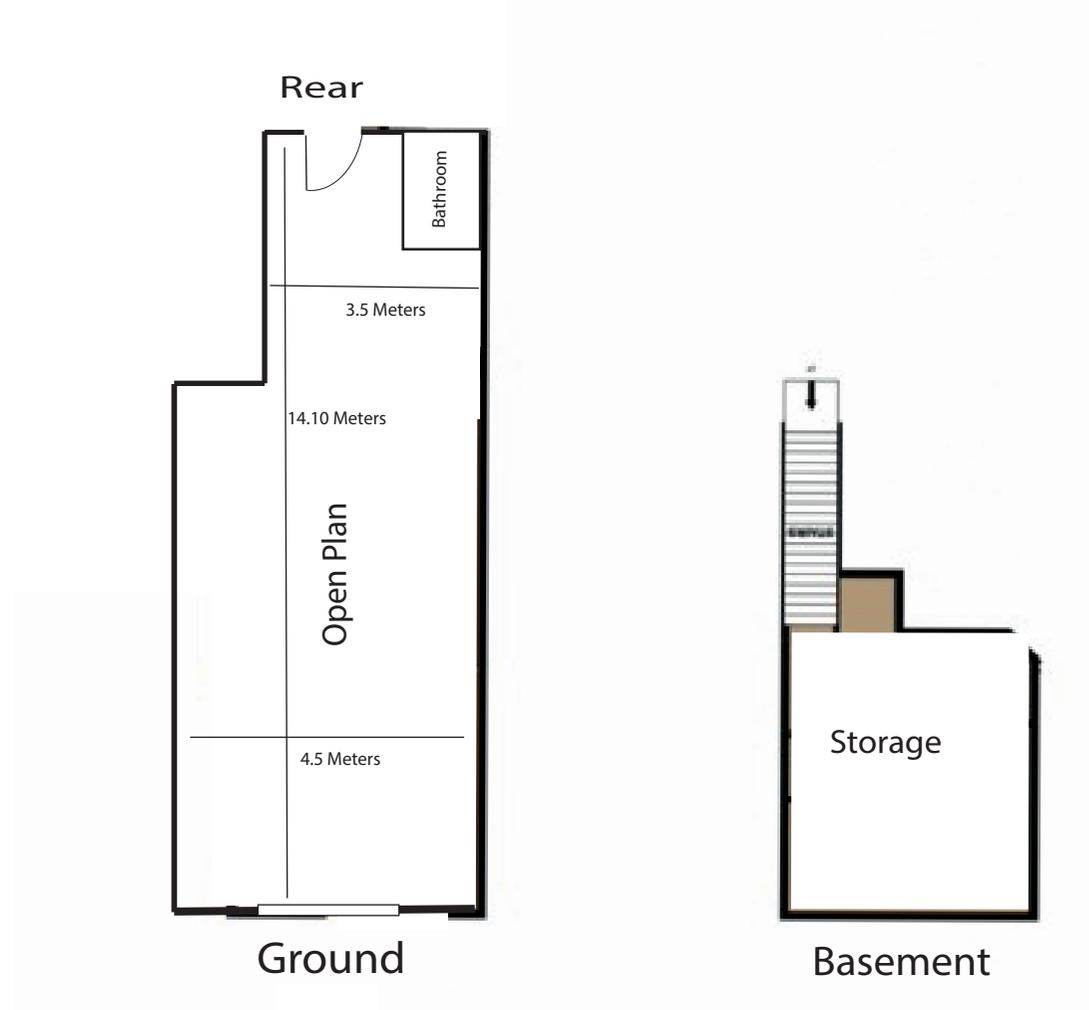




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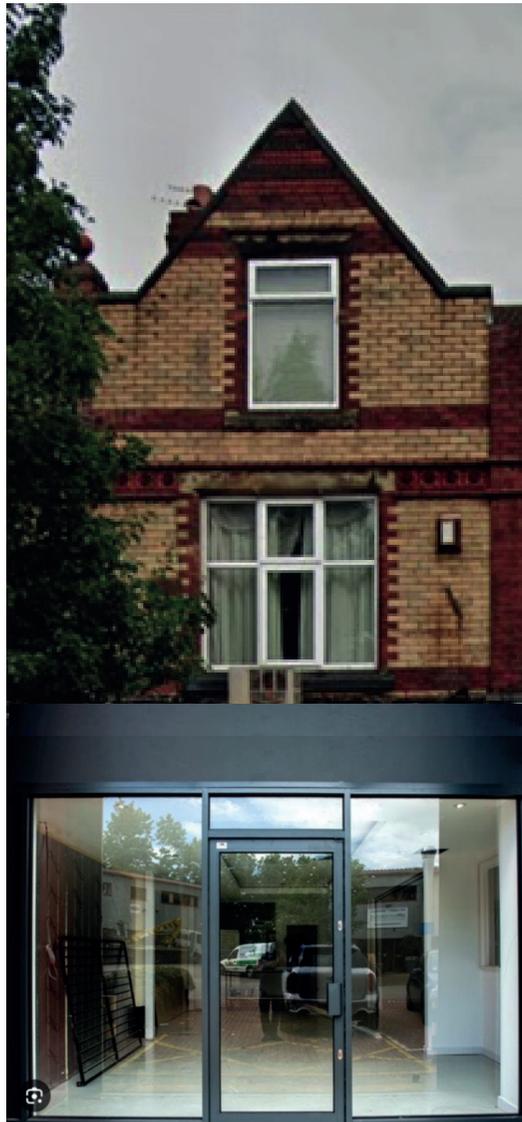
Chorlton-cum-Hardy, Manchester M21 8AD

Floor Plans



# 408 Barlow Moor Road

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New Shop Front

