



## 129 Manchester Road, Chorlton Cum Hardy, Manchester, M21 9PG

Extended end terrace commercial premises located in Chorlton-cum-Hardy

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,159 sq ft / 107.67 sq m
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£9,712.50 per annum 40% retail & hospitality rate relief available subject to qualifying criteria
<b>Rateable Value</b>	£17,500
<b>EPC Rating</b>	C (73)

### Key Points

- Partially fitted out for  
cafe/restaurant use
- Substantial ground floor  
premises plus converted  
basement
- Popular and affluent  
residential location
- Suitable for other uses  
including  
retail/office/clinic/salon
- Prime corner plot
- Part of a parade of established  
retail and leisure operators

Description

The property is a substantial three-storey end terrace premises with brick elevations beneath a largely pitched slate roof, and benefits from dual entry and frontage from both Manchester Road and Cheltenham Road .

The subject of this letting is the ground floor commercial space, which offers a generous open plan retail space to the front and kitchen and toilet facility to the rear, plus access to the basement and rear yard.

The commercial space is available for several potential uses including office, retail, café, clinic, and PT studio under Use Class ‘E’ (commercial, business and service).

Location

Occupying a prominent position on the corner of Manchester Road and Cheltenham Road in Chorlton-cum-Hardy, one of South Manchester’s most sought after and affluent areas.

Manchester City Centre is located less than 3 miles to the north, and the immediate area boasts excellent transport links, being around 2 miles from junction 7 of the M60 Motorway. Additionally, regular bus services run along Manchester Road linking South Manchester to the City Centre and the property is just a short walk away from both Chorlton and Firswood Metrolink stops

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Retail/cafe space	541	50.26
Ground	Kitchen	262	24.34
Basement	Storage 1	99	9.20
Basement	Storage 2	87	8.08
Basement	Storage 3	170	15.79
Total		1,159	107.67

Terms

The premises are available by way of a new minimum 6-year lease on effective Full Repairing & Insuring Terms (FRI), with 3 yearly rent reviews and other terms to be agreed.

Business rates

The shop has a current rateable value (2023 listing) of £17,500.

Small business rate relief is available for qualifying business. Interested parties should make their own enquiries with the local rating authority regarding this and also the retail and hospitality rates relief scheme. The scheme currently provides 40% retail relief from 1st April 2025.

VAT

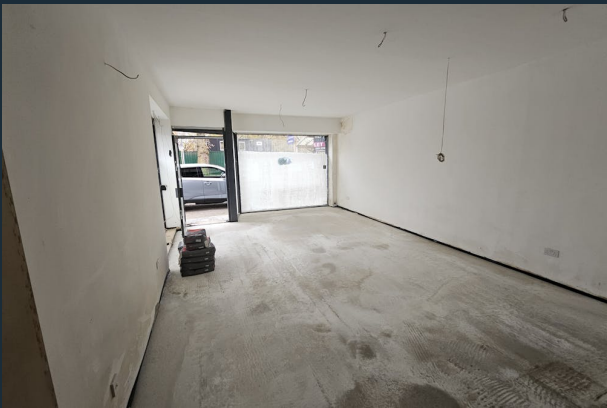
We understand that VAT is not applicable to this property.

Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in this transaction.

Services

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



Viewing & Further Information

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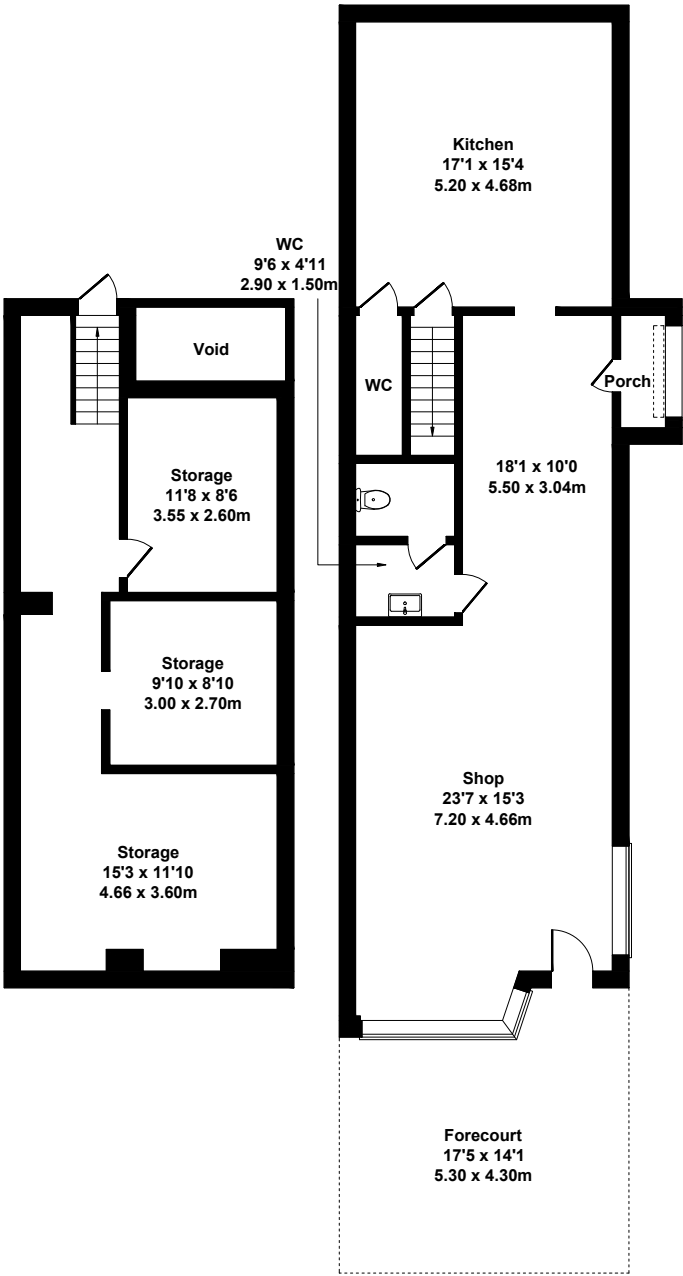
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Approximate Gross Internal Area  
1453 sq ft - 135 sq m  
(Exclude Void)



BASEMENT

GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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