

Sixteen. Leisure, Retail TO LET / FOR SALE



498-500 Wilbraham Road, Manchester, M21 9AP

To let (May Sell), restaurant/retail space (former Croma pizzeria)

Summary

Tenure	To Let / For Sale
Available Size	5,266 sq ft / 489.23 sq m
Rent	£70,000 per annum
Price	Price on application
Service Charge	N/A
EPC Rating	Upon enquiry

Key Points

- Former Croma restaurant- circa 160 covers. Potential for further external seating.
- May suit alternative use (STP)
- Option to lease the ground floor or entire property.
- Popular South Manchester suburb
- Located adjacent to proposed Chorlton Precinct development
- Alcohol licence in place

Chat to the team at Sixteen about this exciting opportunity | Call **+44 (0)161 461 1616** today

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Description

A two and three storey corner property with brick elevations beneath a pitched slate roof, the front elevation forming a sweeping curve. There is a conservatory style addition to the front of the property which accentuates the curve of the building and provides additional trading space. The properties demise extends further at the front and could be extended. Alternative outside seating is an option as the space attracts the daytime sun. To the rear of the property is a single storey conservatory style addition.

Location

The property is in a prominent position on the corner of Wilbraham (A6010) and Manchester Road. Situated on the main commercial part of the high street, with multiple shops and independent bars. Chorlton is approximately 3 miles south west of Manchester city centre and is will connected by the Metrolink and road system in to the city centre.

The property sits adjacent to Chorlton Precinct, but plans are being submitted for a redevelopment. Plans show 262 homes, around 38,000 sq ft of public open space, a 'Makers Yard' and a mix of retail spaces suitable for independent operators. Planning application number for the Chorlton Precinct redevelopment (by P.J. Livesey/Southway Housing) is 142652/FO/2025, which you can use on the Manchester City Council's planning portal to view details. Details also available at www.onechorlton.co.uk (what3words- Search /// wins.coach.view)

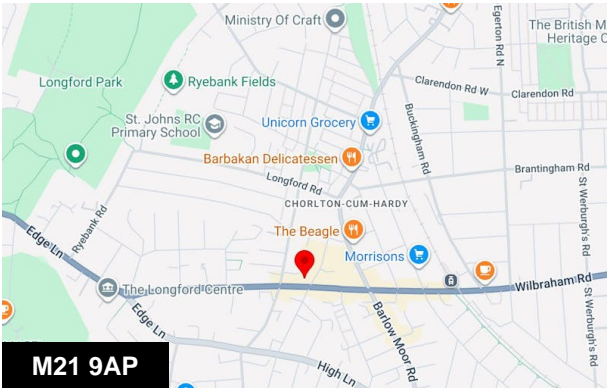
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,578	239.50	Available
1st	1,447	134.43	Available
2nd	1,241	115.29	Available
Total	5,266	489.22	

AML

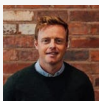
In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been agreed and prior to instructing solicitors.



Viewing & Further Information



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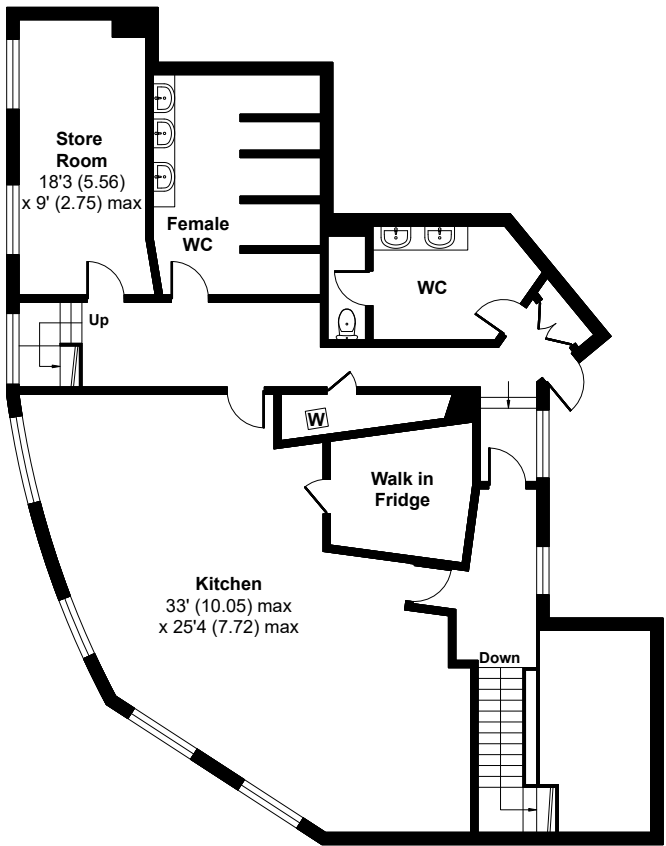
Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. An email will be sent to the proposed purchaser/tenant once the terms have been agreed.

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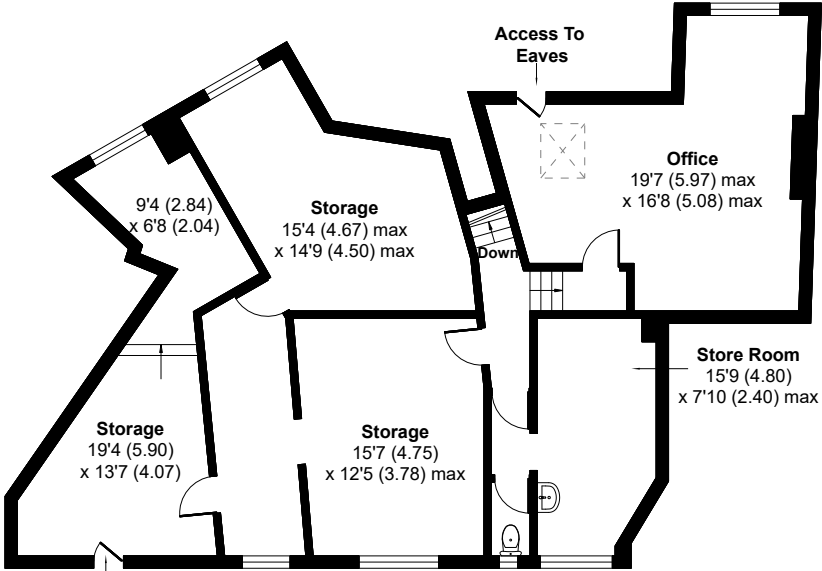
**498-500 Wilbraham Road,
Chorlton-cum-Hardy, Manchester, M21 9AP**

Approximate Area = 5266 sq ft / 489.2 sq m

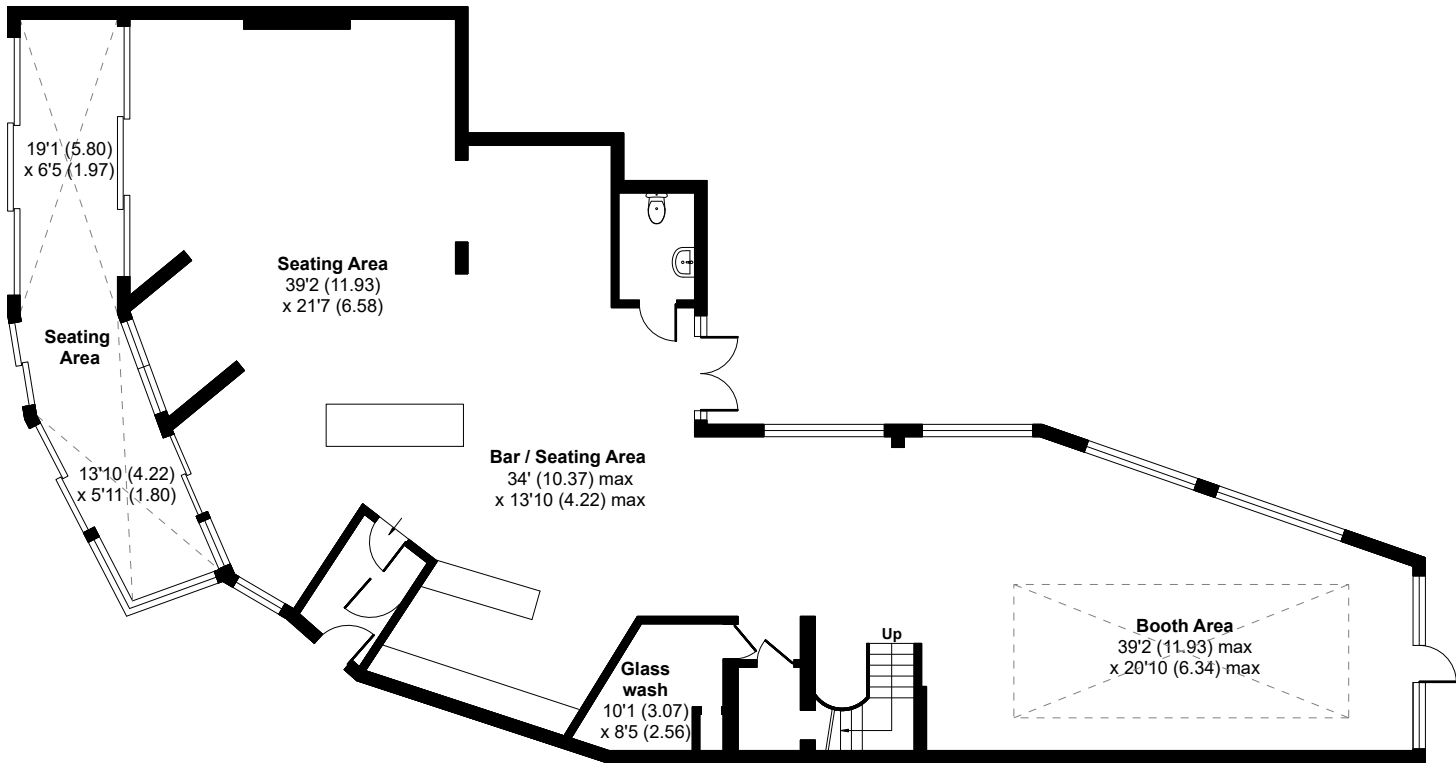
For identification only - Not to scale



FIRST FLOOR 1447 SQFT



SECOND FLOOR 1241 SQFT



GROUND FLOOR 2578 SQFT

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