Gifford Dixon

Commercial Property

Office, Retail To Let

£18,000 per annum

520 sq ft

39 Barlow Moor Road, Didsbury, Manchester, M20 6TW

Attractively presented ground floor retail premises in popular Didsbury Village location

- Turn-key opportunity
- Part of an established retail parade
- Open plan retail space
- Popular Didsbury village location
- Available by way of new lease
- Retail/office uses available
- Energy efficient premises - B rating

0161 667 1317
gifforddixon.co.uk







Description

The property sits at the centre of a parade of two-storey properties of traditional brick construction under a pitched slate roof. The subject of this letting is the ground floor retail premises.

Internally the ground floor is well presented and consists of an open plan retail area to the front, with steps leading to W/C, kitchen and office/store to the rear. There is also a small enclosed yard to the rear and a basement with restricted head height.

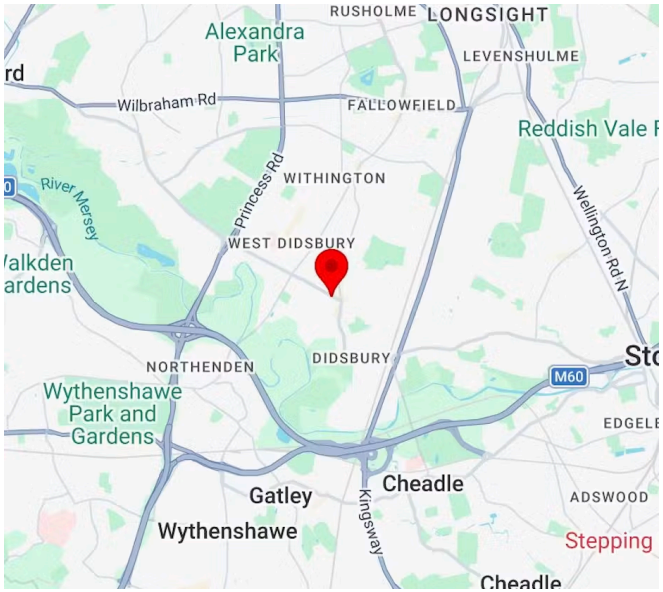
Location

The property is situated in a prominent position along Barlow Moor Road 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 Wilmslow Road linking South Manchester to the City Centre and the property is just a short walk away from Didsbury Metro station.

Nearby users along Barlow Moor Road include Smoak Coffee Shop, The Art of Tea, George Frank Hairdressing, Kraft Barbering, and Peter Woolley Printers.

Wilmslow Road is a short walk and benefits from several national operators including Café Nero, Costa Coffee, M&S Food, Boots, Oliver Bonas, and Gails Bakery, but is also home to numerous local independent shops, cafes, and restaurants.



Summary

- Rent: £18,000 per annum
- Business rates: £6,685 per annum Based on Retail, Hospitality or Leisure use
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: B (41)
- Lease: New Lease

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	sq ft	sq m
Ground	Retail area	385	35.77
Upper Ground	Kitchen	50	4.65
Upper Ground	Office/Storage	85	7.90
Total		**520**	**48.32**

Terms

The premises are available by way of a new effective FRI (fully repairing and insuring) lease for a minimum of 10 years with upward only rent reviews every 3 years and all other terms to be agreed.

The lease is to be excluded from the security of tenure provisions (Sections 24–28) of the Landlord & Tenant Act 1954.

Business Rates

Rateable Value - £17,500 (from 1st April 2026)

Rates payable, based on Retail, Hospitality, and Leisure (RHL) use are believed to be in the region of £6,685 based on a rate of 0.382p/£.

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

Services

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

Legal Costs

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

VAT

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

Availability

Available Immediately

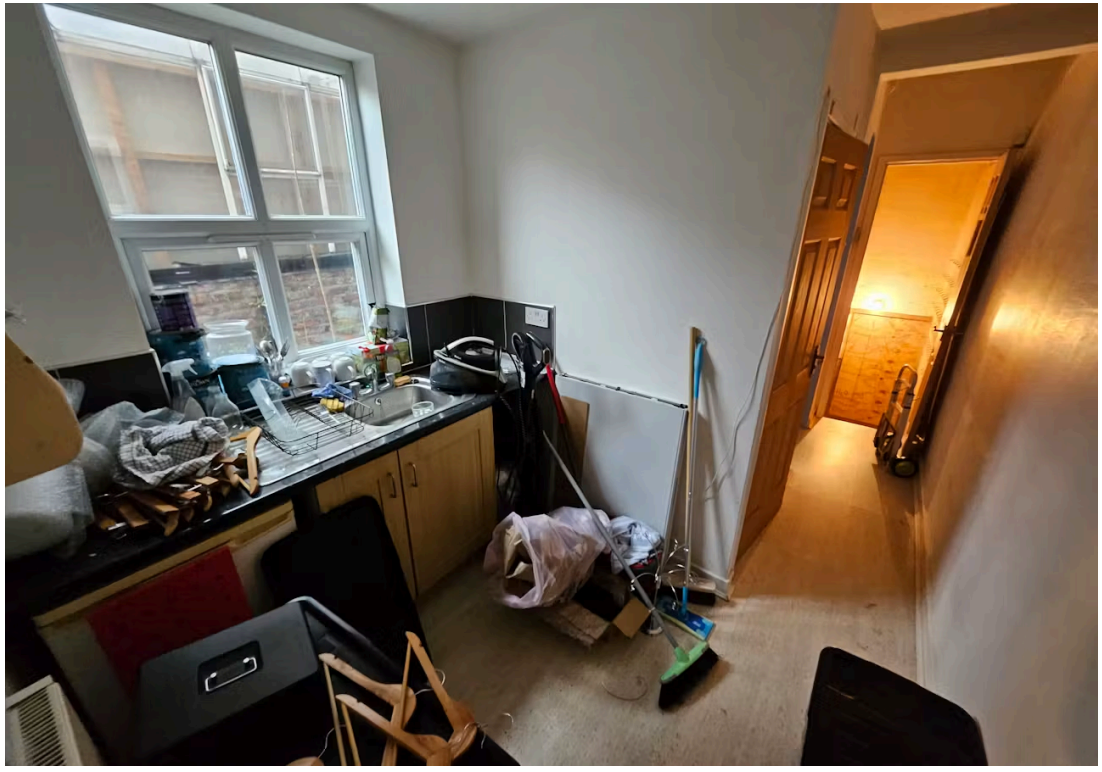
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Commercial Property

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VINTAGE
WARDROBE

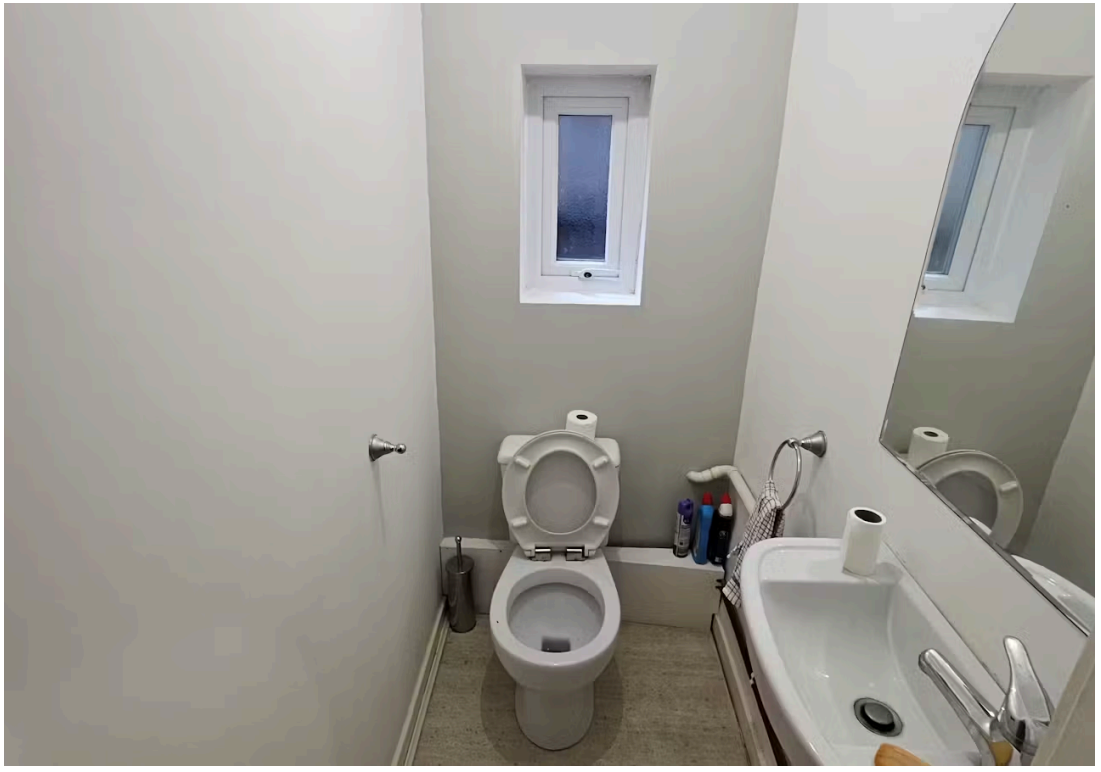

GROSSE
LOVE


WARDROBE
GROSSE
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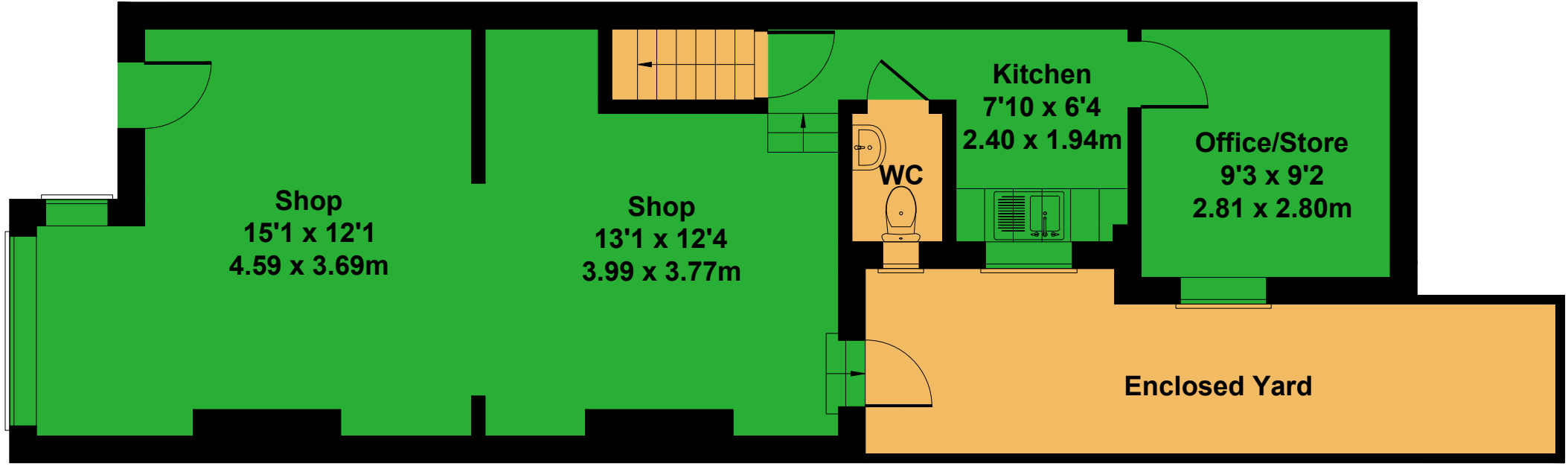

LABELS




KRAFT
39
BARLOW MOOR ROAD
CLOSED
KRAFT
BARBERING

39 Barlow Moor Road, Didsbury, M20 6TW

Approximate Gross Internal Area
592 sq ft - 55 sq m



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.