Gifford Dixon
Commercial Property
0161 667 1317

Restaurant / Cafe, Retail
FOR SALE



2 Upper Chorlton Road, Manchester, M16 7RN

Prominently located corner commercial premises with generous outside seating area

Summary

Tenure	For Sale
Available Size	436 sq ft / 40.51 sq m
Price	Offers in excess of £135,000
Rateable Value	£8,200 100% SBRR available to qualifying tenants
EPC Rating	C (53)

Key Points

- Well appointed ground floor and basement commercial premises
- Suitable for owner occupiers and investors alike
- Popular Old Trafford location bordering Whalley Range
- Turn-key opportunity
- New long leasehold (200+ years) to be created out of Freehold title
- Fitted out internally for cafe/restaurant use
- Affordable commercial investment

Description

Ground floor and basement lock up shop, which was occupied until recently by a Caribbean restaurant t/a 'Flayvas', is now offered with vacant possession and is set up and ready for immediate occupation offering a true turn key opportunity.

The premises currently provides an open plan main shop/serving area to the ground floor, with kitchen/backroom off, and internal stairs leading to the basement where a storage area and W/C are located. There is also a generous enclosed decked outside seating area to the front and side of the building.

Location

The property is well located on the corner of Upper Chorlton Road and Shrewsbury Street, close to the junction of Withington Road and Chorlton Road and sits on the border of Old Trafford and Whalley Range in the Metropolitan Borough of Trafford.

The immediate area benefits from excellent transport links, being within the 'Bee Network' of bus routes which provides easy access to Manchester City centre and the surrounding areas. The property is also almost equidistant to both Firswood Metrolink and Trafford Bar Metrolink Stations, with both being around a 12 minute walk.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m	Availability
Ground	Main Shop	277	25.73	Available
Ground	Kitchen/Back Room	94	8.73	Available
Basement	Storage	65	6.04	Available
Total		**436**	**40.50**	

Services

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

Sale Price

Offers in excess of £135,000 are invited for the long leasehold interest in this shop.

A new leasehold (200 years+ is to be created out of the current Freehold title for the whole building upon purchase, at a peppercorn rent)

Business Rates

Rateable Value of £8,200 (01/04/26 listing)

100% Small Business Rate Relief is available for qualifying tenants

VAT

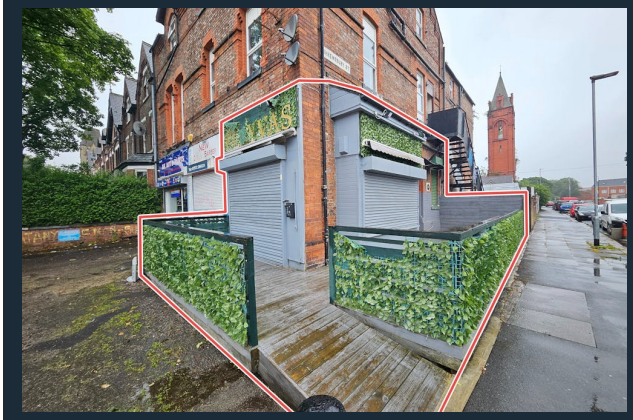
We understand that VAT is not applicable to this sale

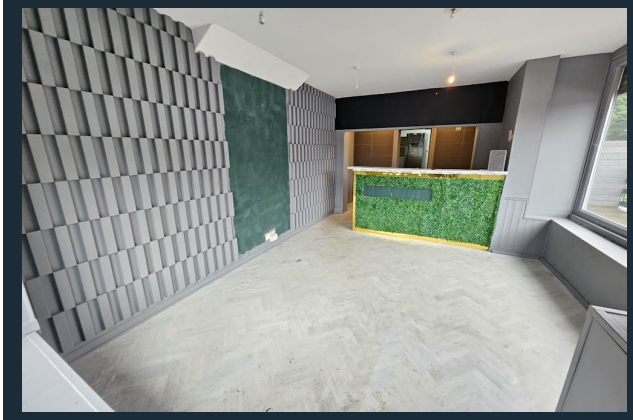
Legal Fees

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

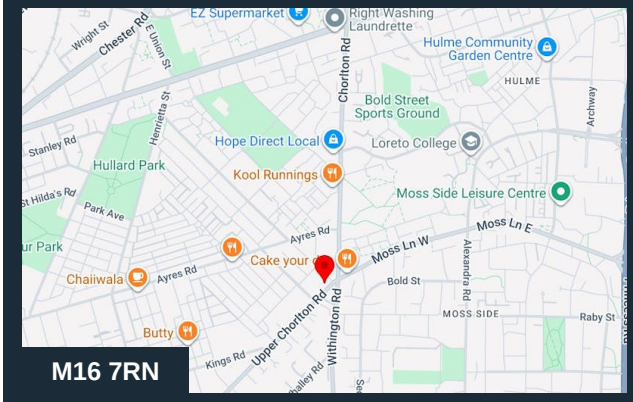
AML Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.









M16 7RN

Viewing & Further Information



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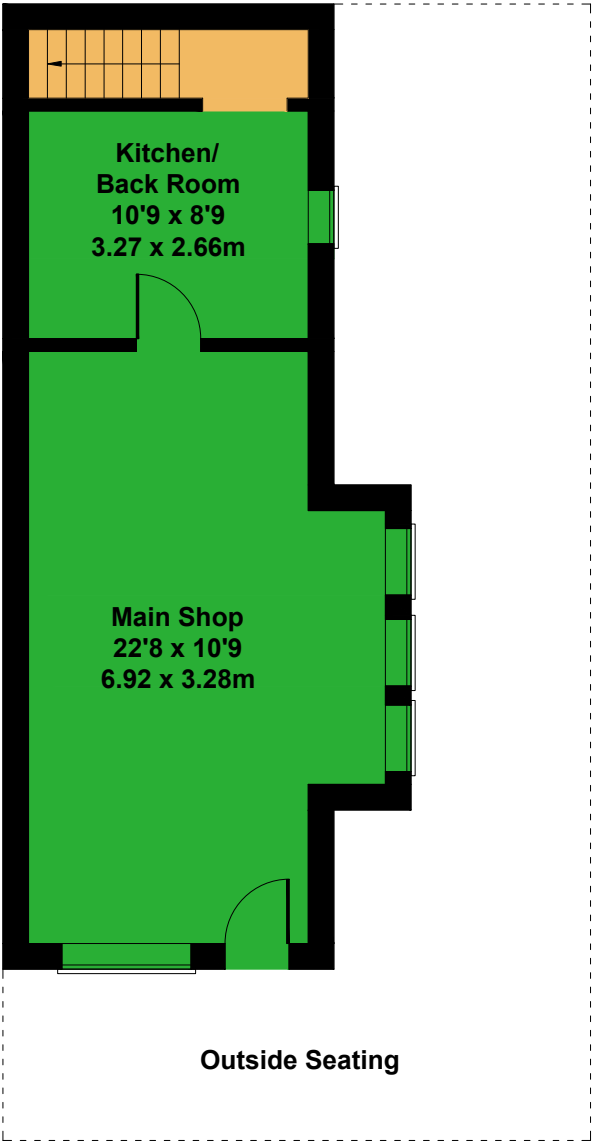


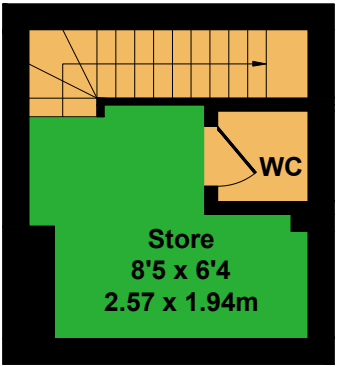












GROUND FLOOR 2

BASEMENT