

FOR SALE



INVESTMENT PROPERTY (RETAIL UNIT WITH TWO FLATS ABOVE)

**106 BARLOW MOOR ROAD
DIDSBURY
M20 2PN**

- Total passing rent £40,000pa
- 7.3% gross yield and reversion of 8%
- Highly sought after affluent Didsbury location

LOCATION

The property is located on the north side of Barlow Moor Road, between the junctions of Old Lansdowne Road and Palatine Road in Didsbury, Manchester. Didsbury is a highly affluent and popular Manchester suburb. Princess Parkway is less than 1 mile to the west which provides easy access to the M60 approx. 12.5 miles south west and into Manchester City Centre approx. 4 miles to the north.

DESCRIPTION

An end terraced 3 storey property. Beauty salon on ground, part 1st floor and basement. Two self contained flats above, 1 bed and 2 bed. Small yard to rear.

PRICE

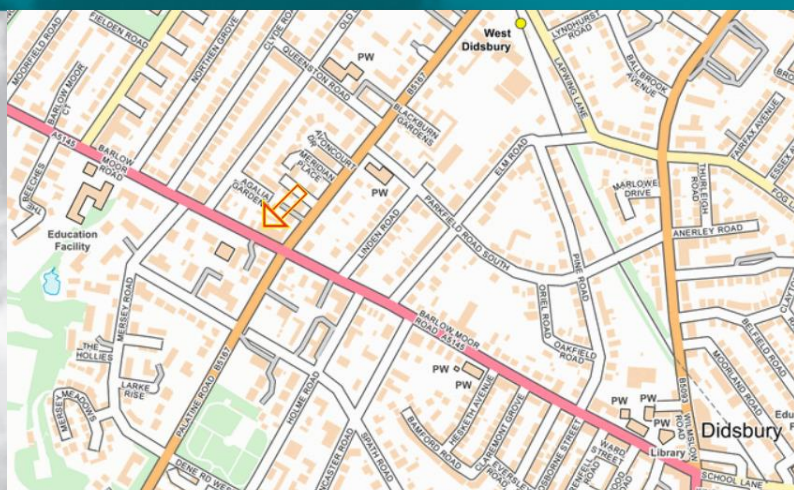
Offers in the region of £550,000 which represents a gross yield of 7.3% and a reversionary yield of 8% based on the ERV.

TENURE

The property is held freehold under title no LA12300.

EPCs

Copies of the EPCs are available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

ENQUIRIES/VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

Neale Sayle

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Josh Hill

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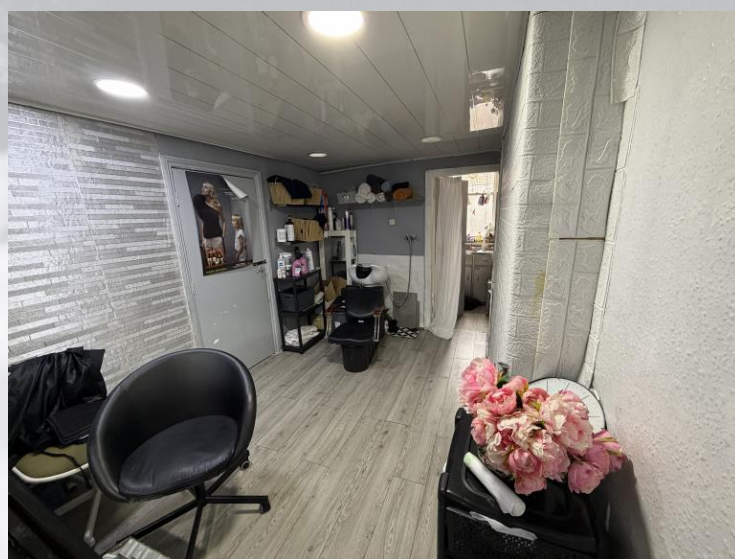
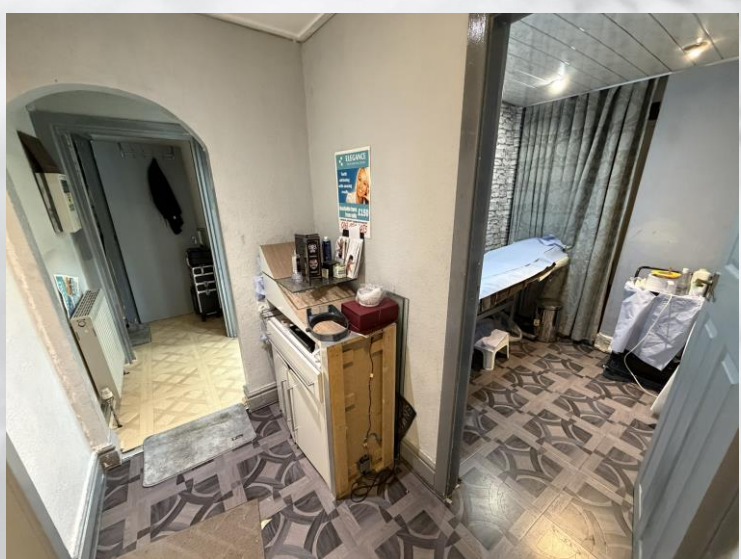
Date of Preparation: July 2026



Suite 3.2, 3rd Floor
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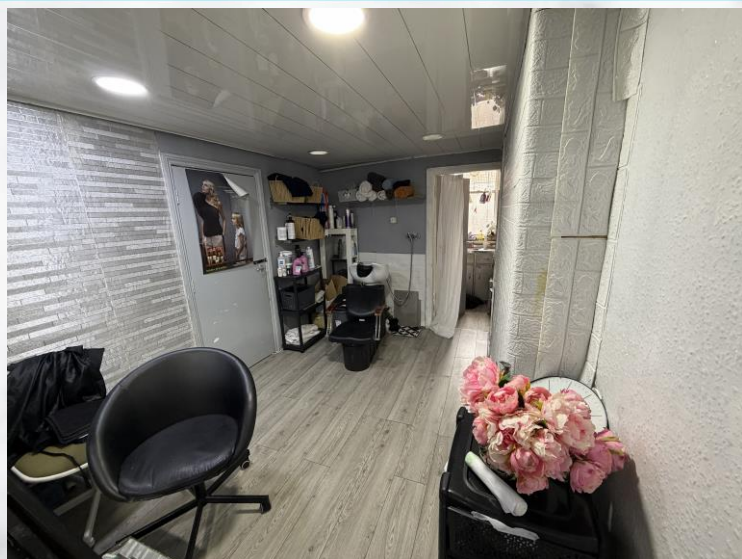
TENANCY SCHEDULE

Property	Tenant	Size SQFT	Start Date	End Date	Rent Review	Passing Rent	ERV
Ground & Part First Floor Basement	Elegance Hair & Beauty	718 Sqft (NIA) 417 Sqft (NIA) 866 Sqft (GIA)	01.03.25	01.03.35	01.03.30	£19,200pa	£20,000pa
First Floor (1 bed flat)	Private Individual	353 Sqft (GIA)	N/A	N/A	N/A	£ 7,800pa £650pcm)	£10,800pa (£900pcm)
Second Floor (2 bed flat)	Private Individual	702 Sqft (GIA)	N/A	N/A	N/A	£13,000pa £1,083pcm)	£13,200pa (£1,100pcm)
Total		3,056 Sqft				£40,000pa	£44,000pa



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