

FOR SALE



INVESTMENT PROPERTY (2x RETAIL UNITS WITH 4 BED FLAT ABOVE)

**422 BARLOW MOOR ROAD
CHORLTON
M21 8AD**

- Total passing rent £59,740pa
- Rent review agreed on Annie's Desserts which once documented will increase the total rent to £65,740 pa / gross yield of 8.8%
- Highly sought after South Manchester location

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the east side of Barlow Moor Road, close to the junction with Wilbraham Road in the centre of Chorlton. Barlow Moor Road is a busy high street and benefits from high footfall. Nearby occupiers include Rudy's Pizza, Café Nero, Olive & Thyme and Sali's Souvlaki.

DESCRIPTION

The property comprises two ground floor retail units and a four bed flat arranged over the first and second floors. The retail units are both occupied by F&B businesses – Annie's Desserts and Panicos. The upstairs flat is of a good size and is accessed via its own entrance from the side of the property.

PRICE

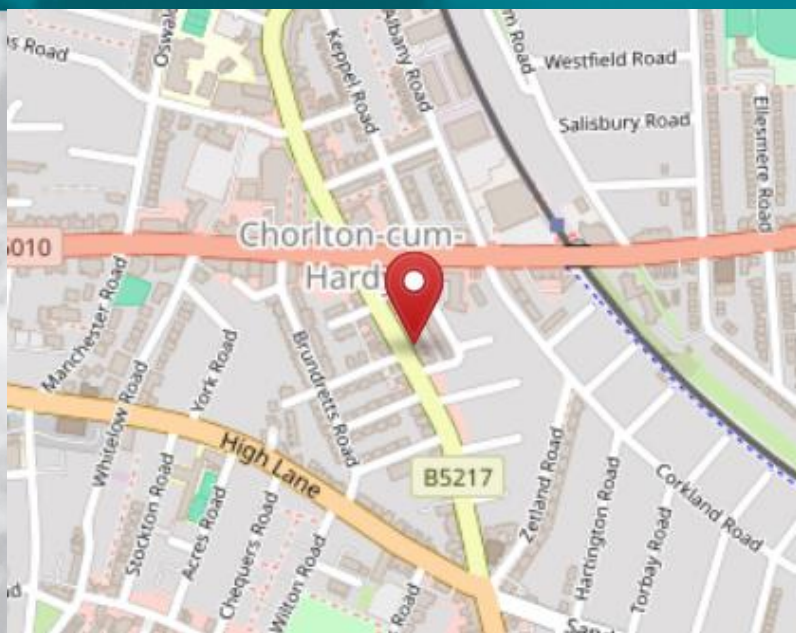
Offers in the region of £750,000 which represents a gross yield of 8.8% based on the total ERV (subject to the rent review to Annies being documented).

TENURE

The property is held freehold under title no GM278268.

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:
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Lewis Grainger
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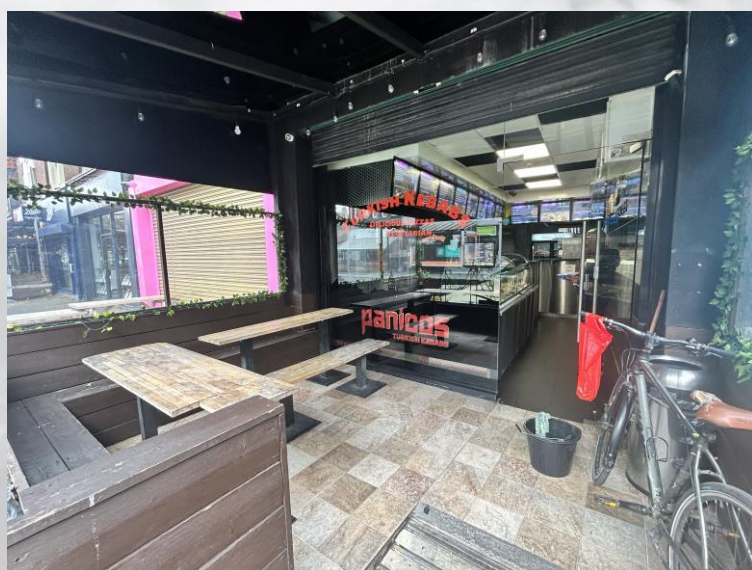
Tel: 0161 833 9797

Date of Preparation: August 2026

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55 King Street, Manchester M2 4LQ
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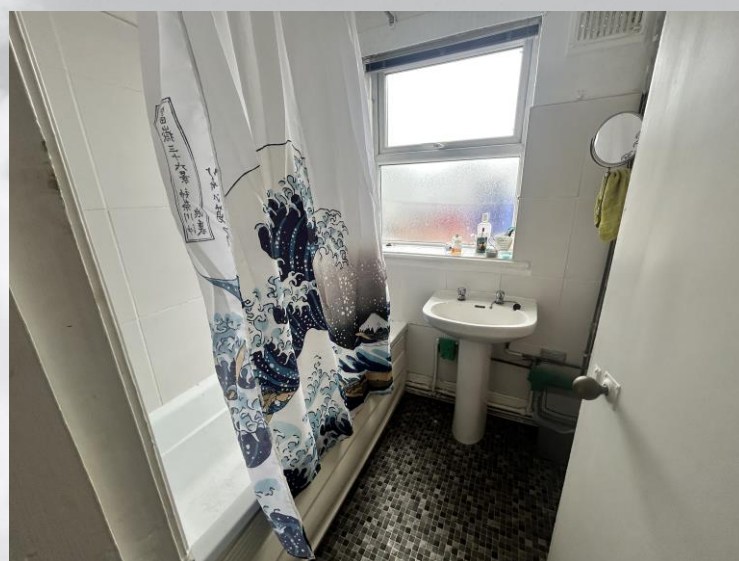
TENANCY SCHEDULE

Property	Tenant	Size SQFT	Start Date	End Date	Rent Review	Passing Rent	ERV
422	Manchester Desserts Ltd	602 Sqft (NIA)	01.07.21	30.06.31	*ongoing rent review agreed at the ERV	£16,000pa	£22,000pa
422A	Private Individual	526 Sqft (NIA)	01.03.25	30.02.35	01.03.30	£18,000pa	£18,000pa.
422B	Private Individual	1,141 Sqft (GIA)	N/A	N/A	N/A	£25,740pa (£2,145pcm)	£25,740pa (£2,145pcm)
Total		2,269 Sqft				£59,740pa	£65,740pa



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wtgunson
commercial property consultants



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