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commercial property consultants

FOR SALE



MIXED USE INVESTMENT

365 BARLOW MOOR ROAD
CHORLTON
MANCHESTER
M21 7FZ

- Ground Floor Retail Unit and 3 residential flats
- Total Passing Rent £47,340 per annum
- Popular South Manchester Location

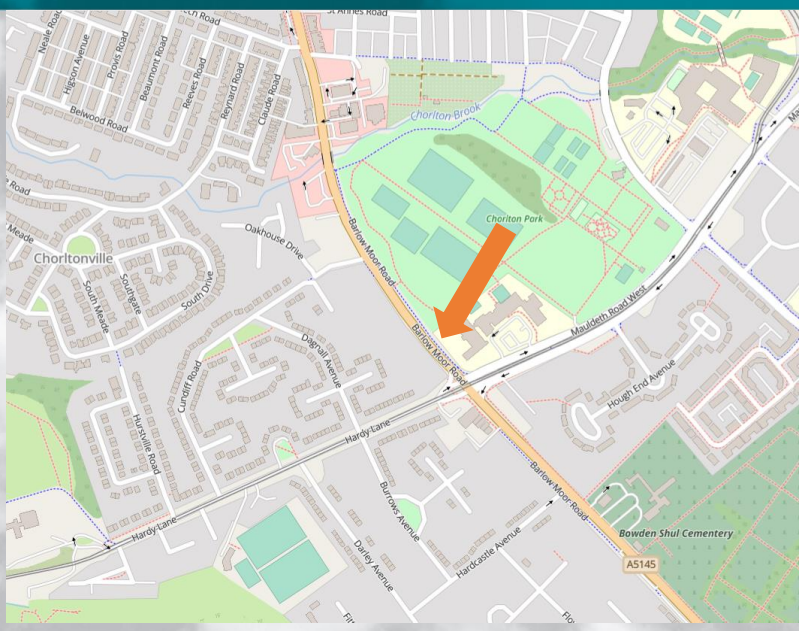
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LOCATION

The property is located on the south side of Barlow Moor Road in Chorlton, close to its intersection with Mauldeth Road West. The centre of Chorlton is approx. 0.6 miles to the north west, which offers an array of independent shops, bars and restaurants. To the east Barlow Moor Road intersects with Princess Road (A5103) which provides easy access to Manchester City Centre.



DESCRIPTION

The property comprises a ground floor shop let to a convenience store t/a Chorlton Express, and three separately accessed residential flats on the upper floors. The shop is largely open plan in layout with a good-sized retail area, and a store/WC to the rear. The unit is fitted to a good standard with vinyl flooring, suspended ceiling with incorporated roof lighting, and white painted walls.

ACCOMMODATION

The areas are as follows:

Retail unit	559 sq ft
Flat 1	712 sq ft
Flat 2	535 sq ft
Flat 3	497 sq ft
TOTAL	**2,303 sq ft**

LEASES

Please see the tenancy schedule overleaf.

The total passing rent is £47,340 per annum.

BUSINESS RATES

The property has a Rateable Value of £12,500 as of April 2026.

ASKING PRICE

Offers in the region of £575,000 which equates to a gross yield of 8.2%.

TENURE

The property is held freehold under title number LA188160.

EPCs

A copy of the EPC is available upon request.

VAT

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

VIEWING

By appointment with the sole agents:

W T Gunson for the attention of:

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Date of Preparation: September 2026

RICS

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TENANCY SCHEDULE:

Use	Demise	Tenant	Lease Start Date	Lease End Date	SQFT	Rent PA	ERV
Commercial	365	Chorlton Express Ltd	01/11/2025	01/11/2030	597	£9,600	£15,155
Commercial	365	Advertising board	01/09/2026	31/08/2031		£1,200	£1,200
Residential	Flat 1 (2 bed)	Private individual	25/04/2025	24/11/2025	712	£13,140	£13,200
Residential	Flat 2 (2 bed)	Private individual	15/07/2017	31/12/2017	535	£13,200	£13,200
Residential	Flat 3 (1 bed)	Private individual	17/02/2025	16/08/2025	497	£10,200	£9,600
TOTAL					**2,303**	**£47,340**	**£52,355**





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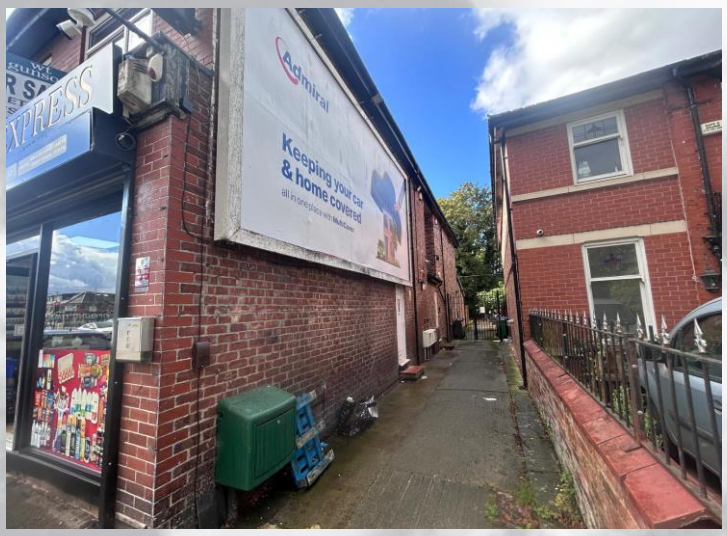
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