

TO LET



FULLY FITTED RESTAURANT – 559 SQ FT

PLUS ADDITIONAL CANOPY SEATING AND BASEMENT STORAGE

**559 Barlow Moor Road
Chorlton
M21 8AN**

- Popular Chorlton-cum-Hardy location
- Excellent mix of independent bars, restaurants and retailers
- May suit alternative uses such as office, clinic, retail etc under E class.

LOCATION

The property is located on the west side of Barlow Moor Road (B5217) in the centre of Chorlton. There are excellent transport links available including Chorlton Metrolink Station less than 0.5 miles away.

Manchester City Centre is approx. 3 miles to the north.

DESCRIPTION

The property comprises a fully fitted ground floor restaurant. There is a covered seating area to the front to the unit. Internally there is a seating area to the front with bar area and kitchen to the rear. There is also a basement providing useful storage space.

ACCOMMODATION

As measured on a net internal basis the areas are as follows:-

Ground Floor	559 sq ft
Basement	258 sq ft
Total	817 sq ft
Plus front canopy seating area	167 sq ft

LEASE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£21,000pa.**

Please note the fixtures and fittings are available to purchase by way of separate negotiation.

BUSINESS RATES

The property has a Rateable Value of £14,500. Small business rates relief will apply. Interested parties should make their own enquiries direct with the local authority.

EPC

A copy of the EPC is available upon request.

VAT

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



VIEWING

By appointment with the sole agent:

WT Gunson:

Neale Sayle

Neale.sayle@wtgunson.co.uk

Lewis Grainger

Lewis.grainger@wtgunson.co.uk

TEL: 0161 833 9797



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Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

wtgunson
commercial property consultants



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0161 833 9797
www.wtgunson.co.uk