

TO LET



GROUND FLOOR RETAIL PREMISES (499 SQ FT)

**25 Barlow Moor Road
Didsbury
Manchester
M20 6TN**

- Popular Didsbury location
- Former café premises
- Excellent mix of independent bars, restaurants and retailers
- High footfall

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the south side of Barlow Moor Road, close to its junction with Wilmslow Road in the heart of Didsbury Village. Didsbury is a highly affluent and popular South Manchester suburb. Princess Parkway is approximately 1 mile to the west, providing easy access to the M60 motorway and Manchester City Centre.

DESCRIPTION

The property comprises a ground floor retail unit most recently used as a café. It has an open plan seating area, commercial kitchen and store to the rear. There is a staff WC in the rear yard.

ACCOMMODATION

As measured on a net internal basis the area is as follows:

Ground floor - 46.35m² / 499 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 £18,500 per annum.**

BUSINESS RATES

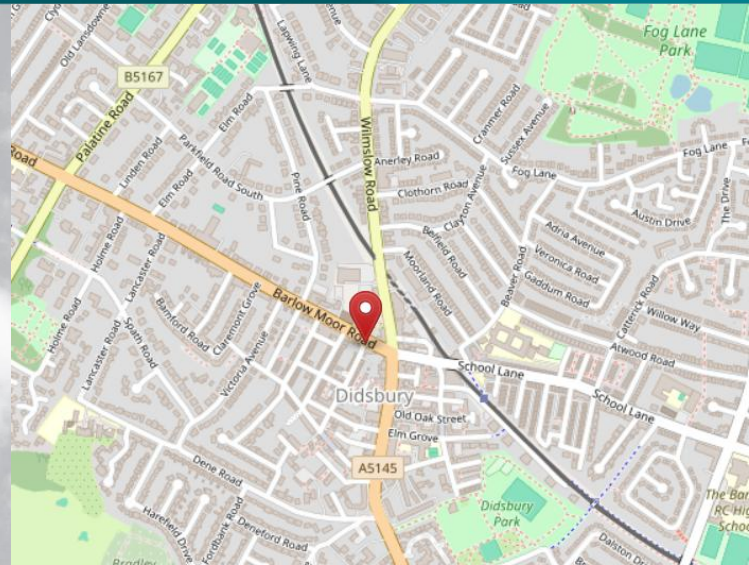
The property has a Rateable Value of £18,250 as of April 2026.

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:

Josh Hill

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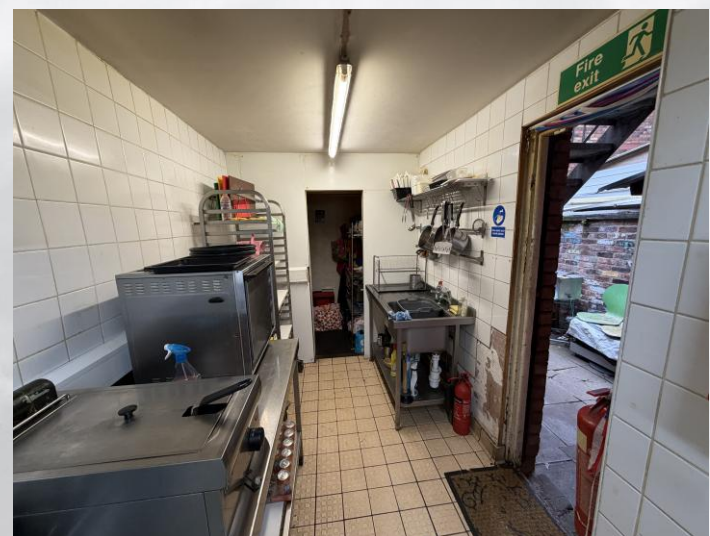
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