



To Let

Prominent Retail Premises (1,850 Sq Ft)
109 Mauldeth Road, Ladybarn, Manchester M14 6SR

SW
Sanderson
Weatherall



Location

The subject property is located on Mauldeth Road in the established south Manchester suburb of Fallowfield/Withington, a mixed-use area with a strong retail and residential catchment. The property is adjacent to Co-op convenience store.

Public transport provision is good, with Mauldeth Road railway station approximately 0.3 miles to the east, providing regular services to Manchester Piccadilly. The property is also close to the Wilmslow Road bus corridor (circa 0.2 miles), which offers frequent services to Manchester city centre and surrounding suburbs.

Description

The premises comprises a prominent corner ground-floor retail unit featuring brickwork external elevations and a glazed frontage. Internally, floor to suspended ceiling height is 3.41m, rising to 5.47m to the underside of the roof structure.

The ingoing Tenant will be required to undertake their own fit out will need to separate utilities.

Accommodation

We have measured the property on a Net Internal Areas (NIA) basis as follows:-

Area	Sq M	Sq Ft
Ground Floor Retail	171.89	1,850.26
Total NIA	171.89	1,850.26

The property provides a max depth of 34.75m and a max width of 5.19m.



Business Rates

Available on application.

EPC

Available on application.

Rent

£25,000 per annum

Rent is exclusive of vat, service charge, insurance, rates utilities, and any other outgoings.

Lease Terms

The property is available by way of a new sub-lease on a Fully Repairing and Insuring (FRI) basis for a term of years to be agreed.

VAT

VAT may be applicable at the prevailing rate.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

Viewing strictly by appointment only with the agent.
For further information please contact:-

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