

To Let



Chorlton-cum-Hardy

615a Wilbraham Road, M21 9AN

Ground Floor: 472 sq ft (43.85 sq m)

Rent: £20,000 pax

Location & Description:

- The property is situated on prime Wilbraham Road, to the west of the junction with Barlow Moor Road in Chorlton, approximately 4 miles south west of Manchester city centre. Chorlton benefits from good transport links with Junction 7 of the M60 motorway approximately 2 miles south west. Chorlton Metrolink Station is within walking distance from the subject property.
- Chorlton will be transformed with the redevelopment of the nearby shopping precinct into new leisure/retail units along with new homes and green space.
- The subject premises provides ground floor sales with a raised level leading to a rear office and ancillary space. The premises is serviced via the rear.

Demise:

Ground Floor Sales 472 sq ft (43.85 sq m)
Ground Floor Office/Ancillary 207 sq ft (19.23 sq m)

Rent:

£20,000 per annum exclusive.

Lease:

A new full repairing and insuring lease.

EPC:

Energy Performance Rating Assessment - B.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) - £13,000.

Date Prepared:

February 2025

Contact Us:

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