



249 Wilmslow Road
Manchester M14 5LW
£13,500 Per Annum





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To Let By Way of a New Lease, a Retail/Office unit complete with basement. (At Present Offices)

Situated in the centre of Rusholme, this lock up unit is ideal for a variety of businesses. It lies close to the conjunction of Dickenson Road and should proved to be in a very popular location. Within the block is a pharmacist and solicitors.

Rusholme is a thriving centre very close to Manchester City Centre.

The premises are available by way of a New Lease, terms to be agreed.

Full details are to be found at the end of the brochure.

- By Way of a New Lease
- Lock Up Retail/Offices
- Central Location
- Floor Area
- Rental
- F.R.I. Lease

Tenure:
Council Tax: Manchester

Shop floor
28'4" x 13'9"

Office 1
9'9" x 8'7"

Kitchen
6'4" x 4'7"

WC
6'4" x 2'9"

Office 2 (Basement)
28'3" x 13'7"

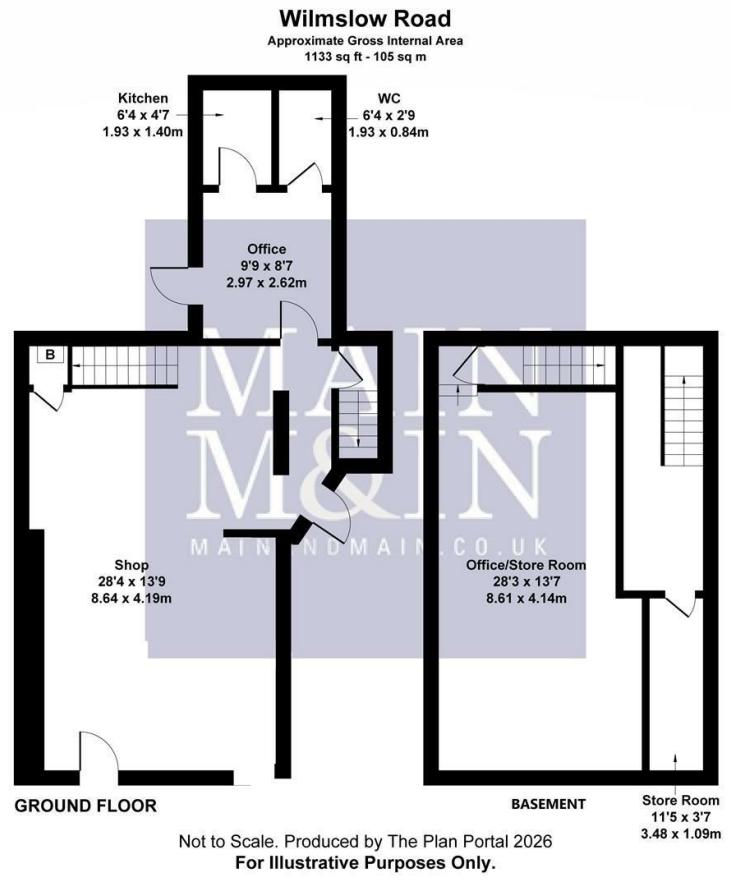
Store Room
11'5" x 3'7"

Floor Areas
Ground Floor 473 sq.ft. 43.94 sq.m.
Ancillaries 46 sq.ft. 4.27 sq.m.
Basement 383 sq.ft. 35.58 sq.m.
Store 41 sq.ft. 3.80 sq.m.

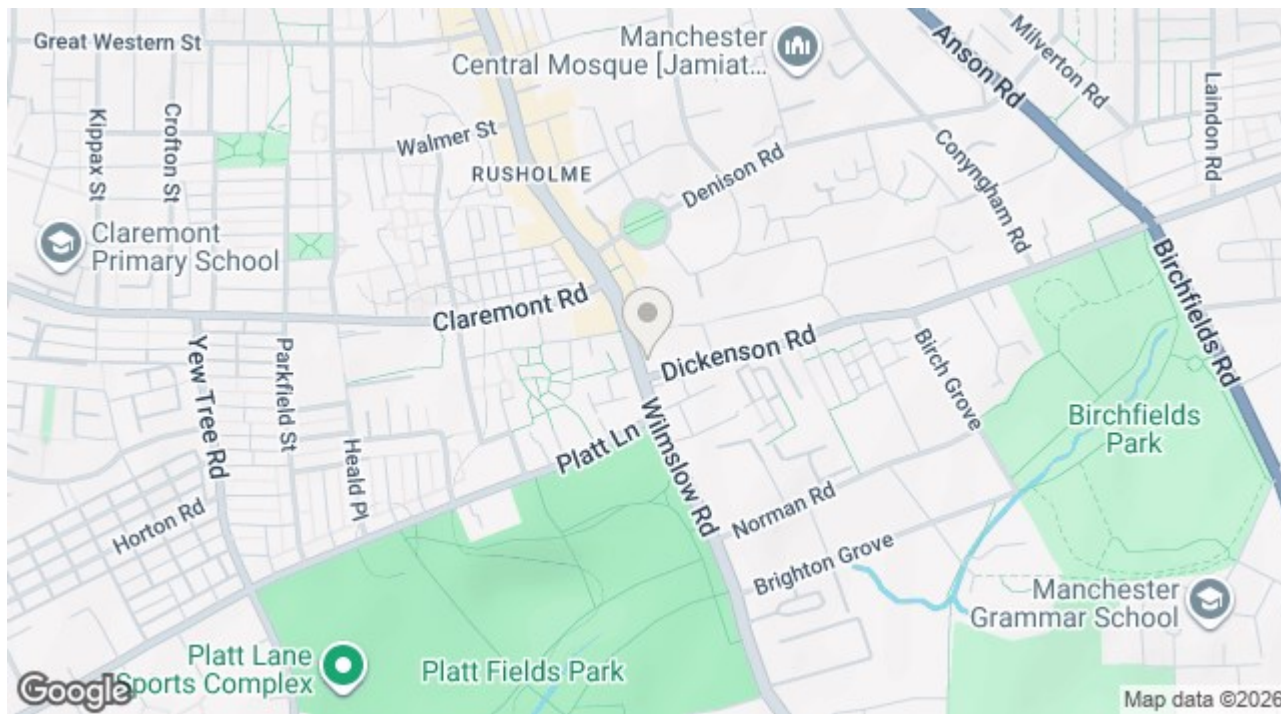
TOTAL AREA 943 sq.ft. (87.59 sq.m.)

Lease Details
Available by Way of New Lease
Terms to be agreed. Rent Review every third year. F.R.I. Basis.
Rent £13,500 per annum
Solicitor Fees: Each Party will bear their own legal costs.





To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

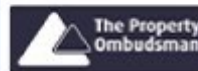
Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Lettings (1st Floor) 198 Finney Lane ♦ Heald Green ♦ Stockport ♦ SK8 3QA ♦ Lettings ♦ 0161 491 6666



Company Registration No. 5615498