



0
Bedroom

0
Bathroom



C&R HULME are delighted to offer the opportunity to lease a modern retail unit in a purpose built block in Withington village. This retail unit which has a gross internal area of approximately 600sq ft (55 sqmtr). The property is situated and fronting on to Ripplingham Rd however has good presence from the busy Wilmslow Road. Situated in the heart of Withington village with A1 occupiers close by such as sainsbury's Costa coffee and Subway to name a few. Great transport facilities and links into and out of the city.

TO BE OFFERED ON NEW FRI TERMS

£12500.00 P.A

The property comprises:

Ground Floor

Main Office 39'9' x 16'9' (12.12m x 5.10m(Maximum points))

Floor to ceiling windows and glazed door with remote motorised shutters. largely an open plan room with a W.C to the rear.

Estimated rates for 2022/23

Rateable value: £ 12250.00 P.S

Rates payable: £ 6112.75 Possible exemption under small business rates relief

EPC: D 81

User Class: Currently trading as an ice cream parlour

VAT

We have been advised that all prices, rents and outgoing costs are exclusive for VAT.

Terms.

FRI lease terms to be agreed.



Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

81 This is how energy efficient the building is.

WWW.EPC4U.COM

