

RETAIL UNIT TO LET



UNIT C, 435 BARLOW MOOR ROAD, CHORLTON, M21 8AU

LOCATION

Chorlton-cum-Hardy is a vibrant suburban area located in the City of Manchester. It lies approximately 4 miles (6.4 km) southwest of Manchester City Centre, within the M60 orbital motorway.

The subject property is located just outside the centre of Chorlton, on Barlow Moor Road, which links Chorlton to Didsbury and the A5103 (Princess Parkway). There is direct access to the property from Barlow Moor Road.

The development is anchored by an M&S Foodhall and the subject property sits adjacent to Barnardo's. Other nearby retailers include Tesco Express and McDonalds.

DESCRIPTION

The unit forms part of a modern roadside development and comprises open plan ground floor retail space and benefits from excellent natural light, three phase electricity and shared parking.

ACCOMMODATION

The property has the following approximate dimensions and areas:-

GF Sales	95.22 sq.m	1,025 sq.ft
ITZA		739 units

TERMS

The property is available by way of a new FRI lease for a term of years to be agreed

RENTAL

£25,000 per annum exclusive.

RATES

We understand the property is assessed as follows:-

Rateable Value: £21,500

Rates Payable: £ 8,170 (approx.)

(Small Business RHL Multiplier may apply in 2026/27)

Interested parties are advised to make their own enquiries with the Local Rating Authority as to the actual rates payable.

ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band B (31)

A copy of the certificate is available upon request.

Tel: 0113 244 9020 / www.bht.uk.com

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING

Please contact:-

Morgan Grimshaw

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Subject to Contract
Sep-24

Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.