FOR SALE

Two storey Grade A Office Premises

- Grade II listed building dating back to late 1800's.
- Sympathetically restored to provide Grade A office space
- Prime South Manchester location
- Excellent transport links

Unit 3 The Stables, Wilmslow Road, East Didsbury
Manchester, M20 5PG

£850,000

PRICE REDUCED

Gifford Dixon

OUTGOI
kaboodle

LOCATION

The Stables is situated in East Didsbury, adjacent to the popular and successful Parrs Wood Entertainment Centre and between the Travelodge Hotel and Cineworld.

Manchester City Centre is located approximately 5 miles to the north via the A34, and the immediate area boasts excellent transport links, being less than 1 mile from junction 4 of the M60 and junction 1 of the M56. Didsbury, Cheadle, Wilmslow and Stockport are all within easy reach of the property, as is Manchester Airport which is around 6 miles away. Additionally, regular bus services run along the A34 linking South Manchester to the City Centre and the property is within a 10-minute walk of both East Didsbury Metro station and East Didsbury Main Rail line.

Other nearby users include amongst others Nandos, Bella Italia, Frankie & Benny's and Pizza Hut.

DESCRIPTION

Unit 3 The Stables is an attractive self-contained two-storey office building of brick construction under a pitched slate roof. The building was constructed in the late 1800's and was sympathetically refurbished around 10 years ago, and benefits from modern and contemporary fixtures and fittings whilst retaining many of the original features.

Internally the ground floor is largely open plan, incorporating a modern kitchen facility and reception area which lead on to the main open plan office. An additional managers office is found off the reception area with modern floor to ceiling partition glazing. The first floor is accessed via an eye-catching spiral staircase, which lead to two further open plan office rooms.

The building has been finished to a very high standard including exposed timber beams, metal spiral staircase with timber treads, LG3 lighting, contemporary kitchen facility and male & female toilets to ground and first floors.

ACCOMMODATION

As measured on a gross internal basis (GIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	152 Sq. M.	1,625 Sq. Ft.
First Floor	136 Sq. M.	1,469 Sq. Ft.
Total	**288 Sq. M.**	**3,095 Sq. Ft.**

CAR PARKING

12 car parking spaces are included to the front of the premises.

SALE PRICE

We are instructed to seek offers in excess of **£850,000**

TENURE

Long leasehold for a term of 144 years from 14th December 2004, thus having approximately 130 years unexpired.

BUSINESS RATES

The property has a current rateable value (2017 listing) of £41,250. The current uniform business rate is 49.3p/£ - 2018/19.

EPC

D (97)

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with this transaction.

VAT

We understand that VAT is applicable to this sale.

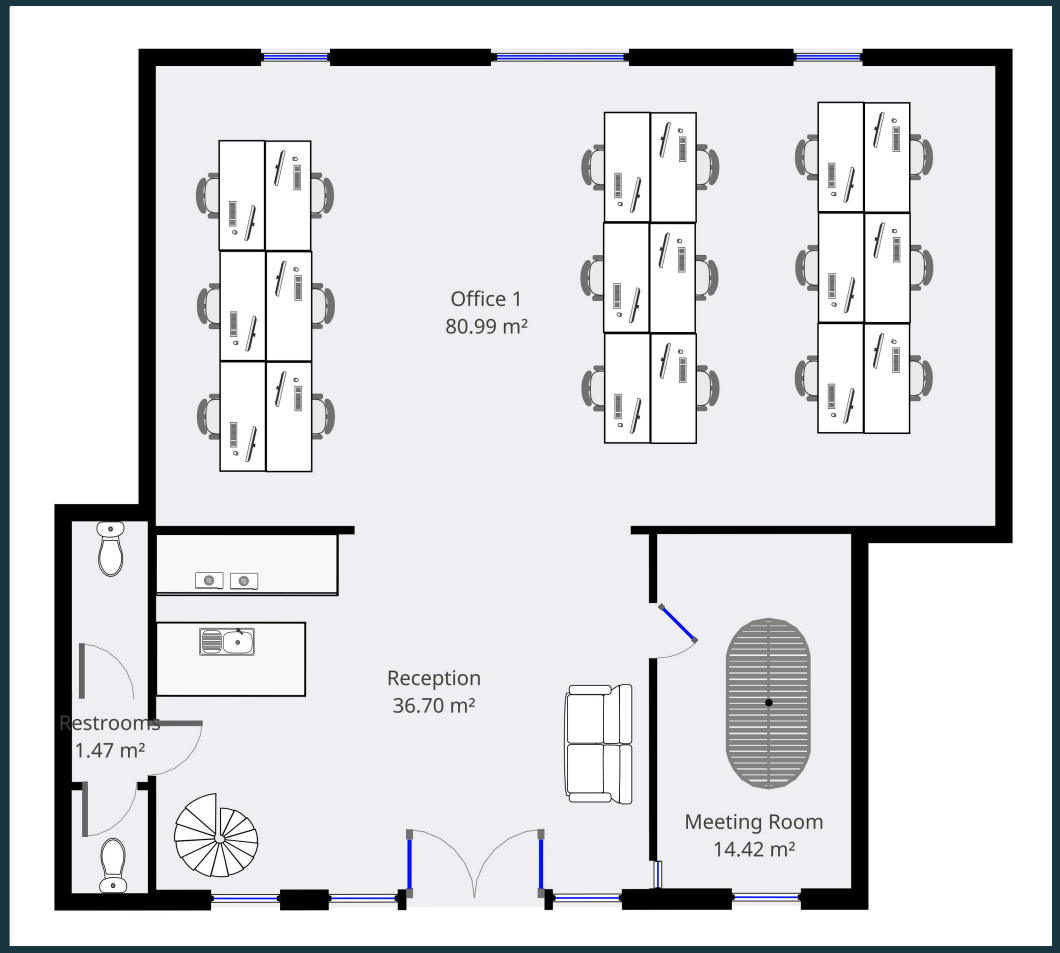
VIEWINGS

Strictly by appointment with the sole agent

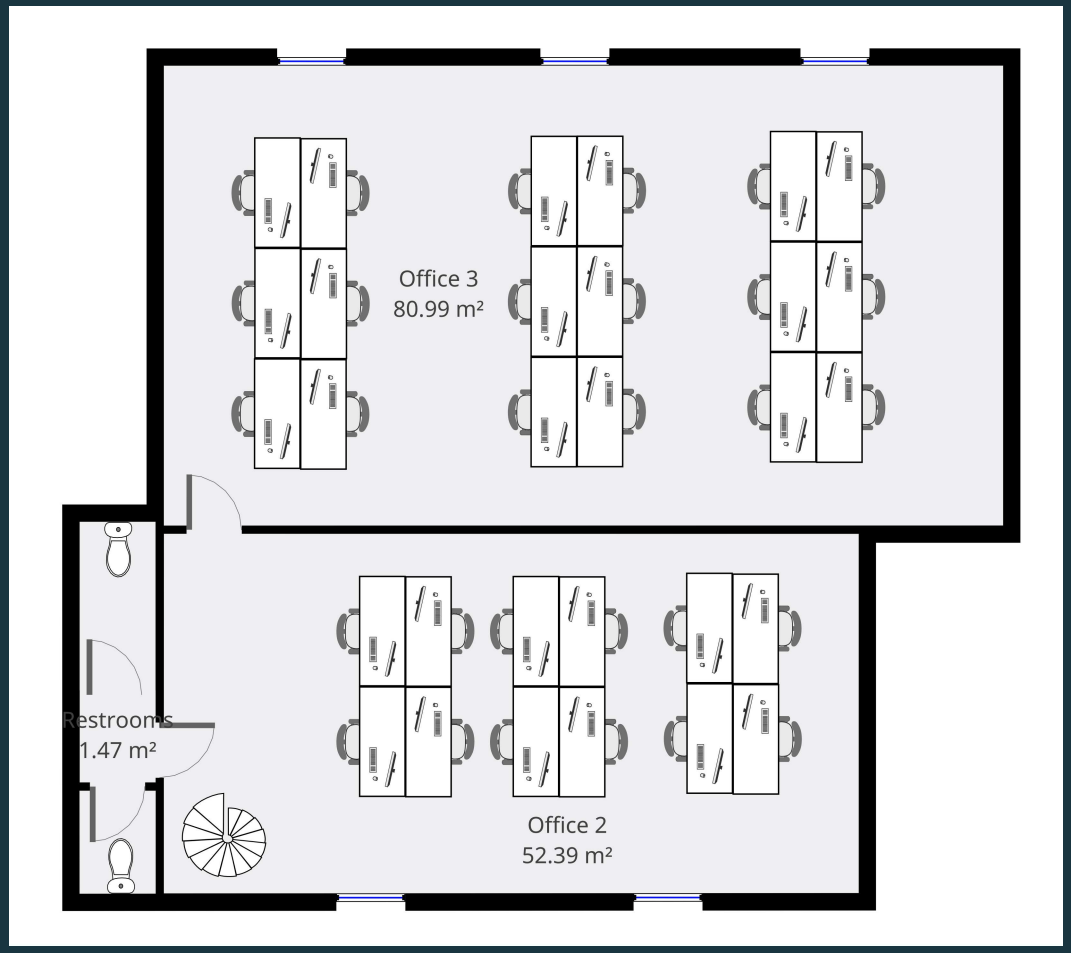
Gifford Dixon
Commercial Property
0161 667 1317

Steven Gifford-Dixon
steven@gifforddixon.co.uk

Subject to contract
5th December 2018



Ground Floor



First Floor

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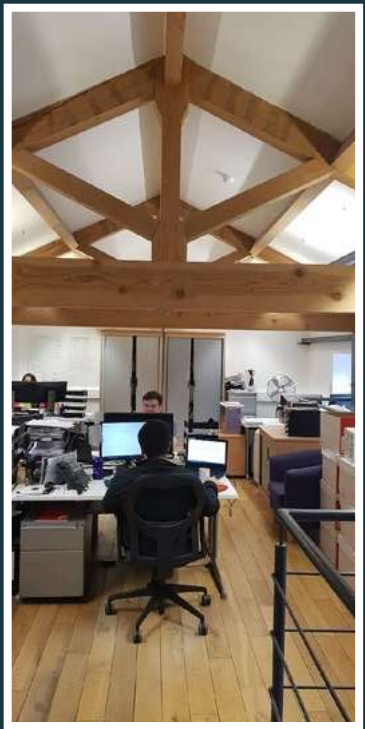
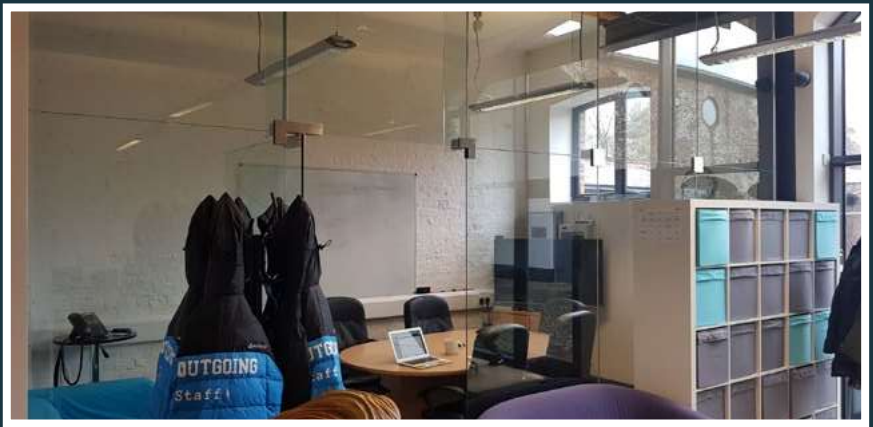
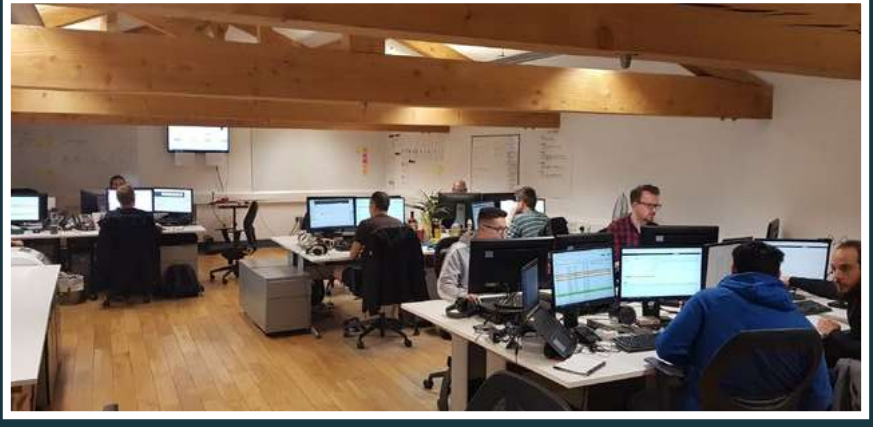
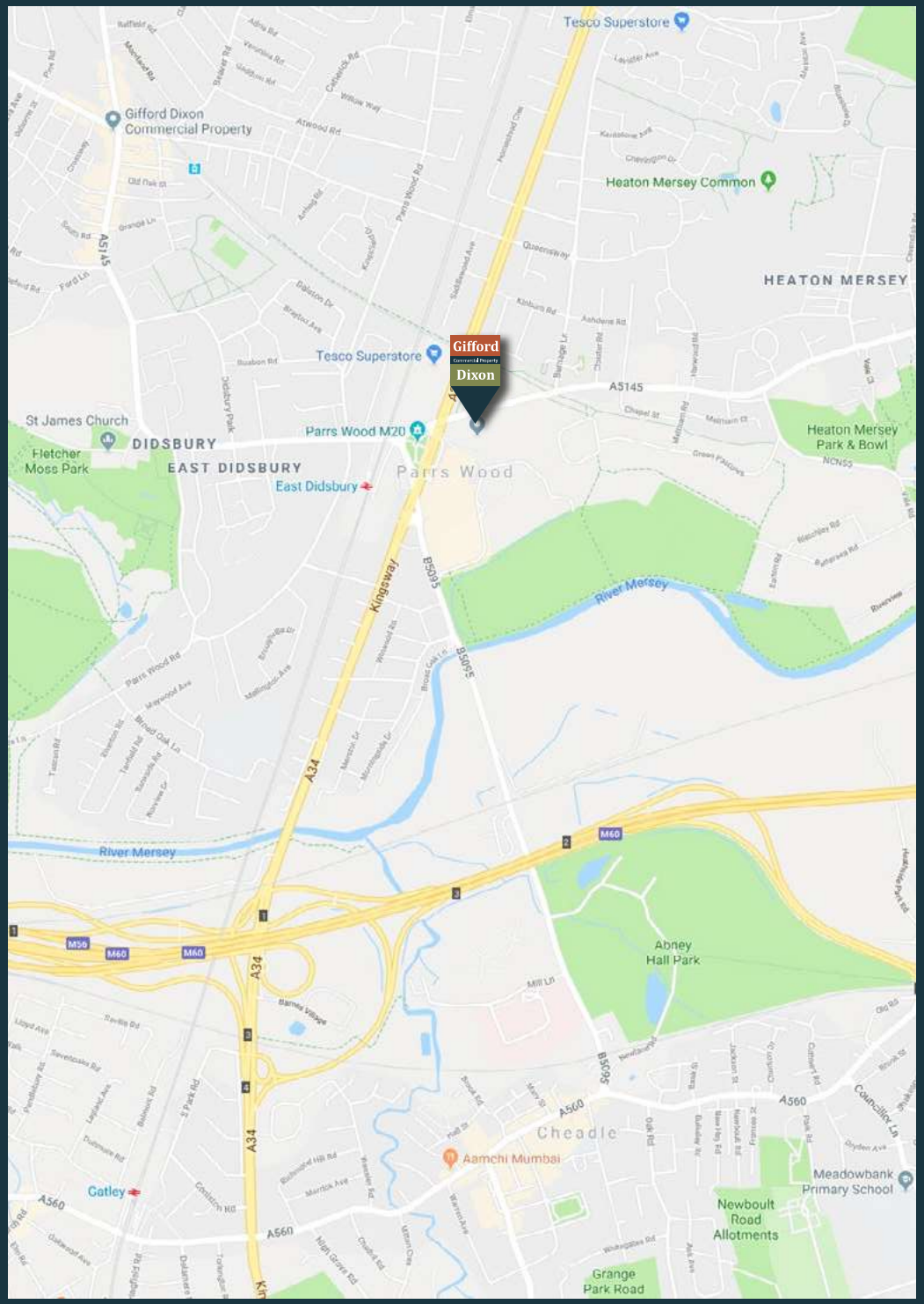
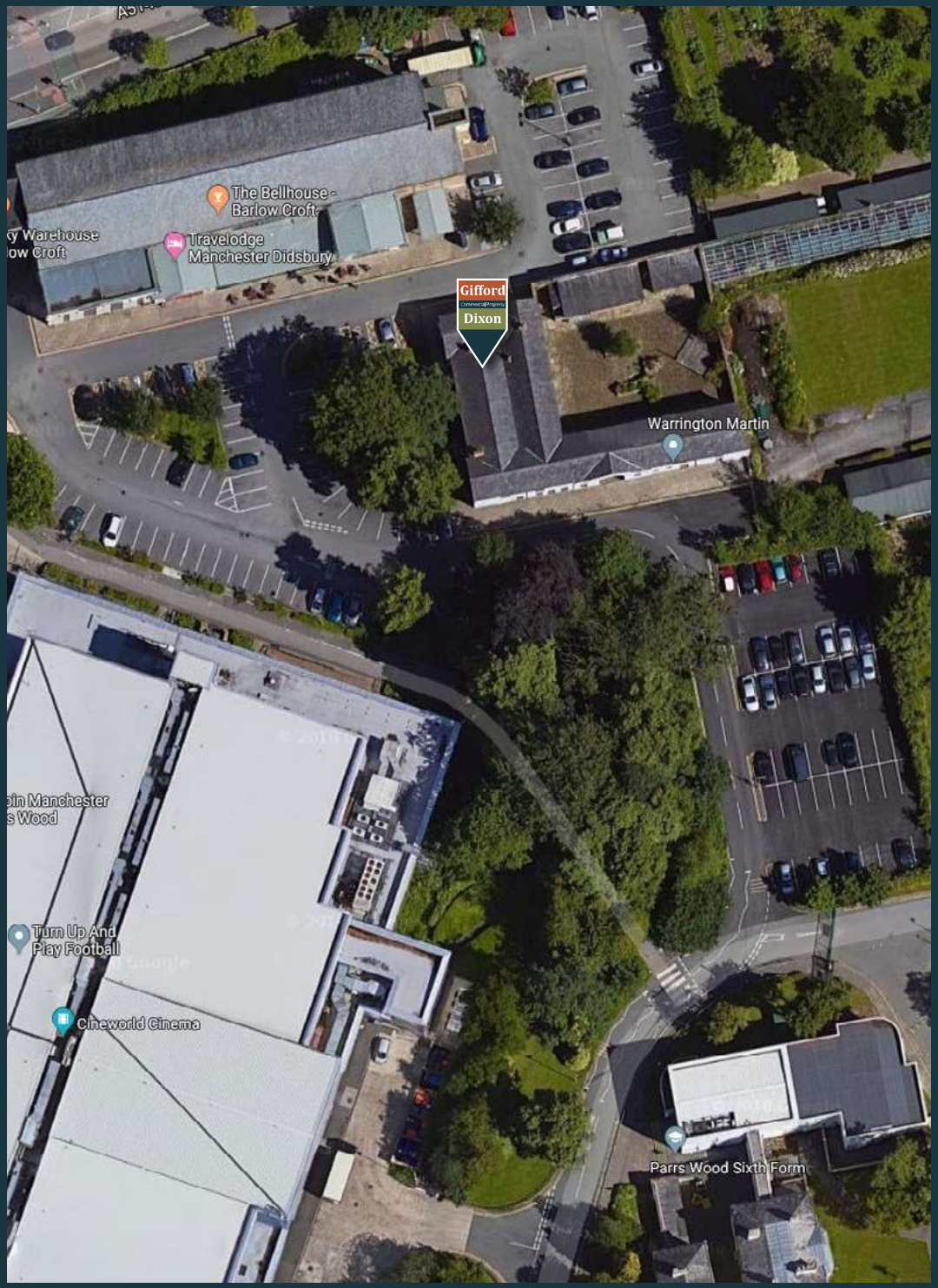



OUTGOING
Staff




Tesco Superstore
Gifford Dixon Commercial Property
Heaton Mersey Common
HEATON MERSEY
Gifford Dixon
Tesco Superstore
A5145
St James Church
DIDSBURY
Fletcher Moss Park
EAST DIDSBURY
Parrs Wood M20
Parrs Wood
East Didsbury
Heaton Mersey Park & Bowl
River Mersey
Kingsway
B5093
A34
M60
River Mersey
Abney Hall Park
Cheadle
Aamchi Mumbai
Gatley
Meadowbank Primary School
Newboult Road Allotments
Grange Park Road
A560


The Bellhouse - Barlow Croft
Travelodge Manchester Didsbury
Gifford Dixon
Warrington Martin
Turn Up And Play Football
Cineworld Cinema
Parrs Wood Sixth Form

Ruabon Rd
Didsbury Park
Francis House
Wingate Dr
Parrs Wood Rd
Parrs Wood Ave
Tesco Superstore
East Didsbury
East Didsbury Metrolink
NCN 62
Metrolink Park & Ride
A34
A5145
Didsbury House
Exhale Therapy
Gifford
Dixon
Didsbury
Wilmslow Rd
Parrs Wood M20
The Stables
Honeywell Control Systems
Didsbury Cricket Club
Tenpin Manchester Parrs Wood
Cineworld Cinema
Green Pastures
Kingston Rd
Parrs Wood Entertainment Centre
S P X Flow Technology
Oracle Corporation
East Didsbury
Bella Italia
Bridgewater Resources UK
Nuffield Health Fitness & Wellbeing Gym
Go Kiddy Karts
Cisco
Cheadle KickBoxing Club, Stockport
Parrs Wood High School
Amoria Bond Limited
The Gateway - JD Wetherspoon
2 min
0.4 mile
B5095
Edels Laundrette
Gawsworth Ave
Kingsway
Mellington Ave
Moor Park Rd