Gifford Dixon

Commercial Property

Office, Workshops To Let

£10,000 per annum

415 sq ft

45 Ward Street, Didsbury, Manchester, M20 6TJ

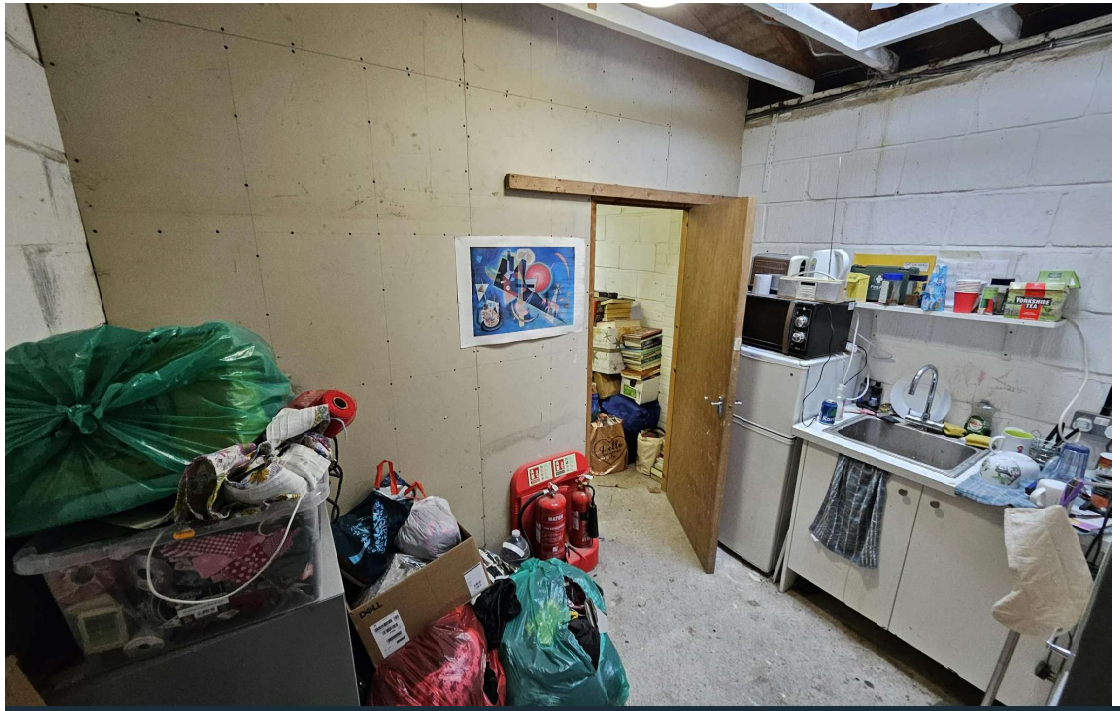
Affordable lock up storage/office in Didsbury village

- Flexible lease/licence arrangements
- Available March 2026
- Kitchen and toilet facilities
- Newly fitted roof and rooflights
- Didsbury village location
- No business rates to pay

0161 667 1317
gifforddixon.co.uk







Description

The property is a detached single storey lock-up property of brick construction beneath a new pitched roof featuring rooflights.

Internally the unit provides storage/office rooms to front and rear, with kitchen and toilet facilities between. Access is provided currently by an up and over garage door to the front and pedestrian door to the side of the building.

This property is ideal for storage, but may well be useable for office/retail purposes after modification.

Location

The property is situated on Ward Street, which runs parallel with Barlow Moor Road in Didsbury Village, one of South Manchester's most popular and affluent areas.

Manchester City Centre is located approximately 5 miles to the north, and the immediate area boasts excellent transport links, being around 1 mile from junction 3 of the M60 and junction 1 of the M56 Motorway. 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 Wilmslow Road linking South Manchester to the City Centre and the property is just a short walk away from Didsbury Metro station.

Wilmslow Road benefits from several national operators including Café Nero, Costa, M&S Food, Boots and Gails Bakery, but is also home to several local independent shops, cafes and restaurants.



Summary

- Rent: £10,000 per annum
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- Lease: New Lease
- Terms: 3 years

Further information

- View details on our website
- View Microsite

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Front office/store	222	20.62
Ground	Kitchen area	78	7.25
Ground	Rear office/store	115	10.68
Total		**415**	**38.55**

Terms

The premises are available by way of either a 3 year FRI (fully repairing and insuring) lease or by licence agreement to suit the incoming tenant

Services

We understand that mains electric, water and drainage are connected to this property

VAT

We understand that VAT is not applicable to the rent on this unit.

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Commercial Property

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