Gifford Dixon
Commercial Property

HEADS OF TERMS
45 Ward Street, Didsbury, Manchester, M20 6TJ

28th March 2026

1.	**Type of Transaction**	New letting inside the security of tenure provisions of the Landlord & Tenant Act 1954
2.	**Landlord**	Making Properties Limited 2 Kingsley Avenue Wilmslow Cheshire SK9 4EN
3.	**Landlord's Agent**	[redacted] Gifford Dixon Commercial Property First Floor Offices 706 Wilmslow Road Didsbury Manchester, M20 2DW [redacted]
4.	**Landlord's Solicitor**	TBC
5.	**Tenant**	[redacted] 18 Broughville Drive Manchester M20 5WH
6.	**Tenant's Solicitor**	TBC
7.	**Demise**	All those premises known as 45 Ward Street, Didsbury, Manchester, M20 6TJ
8.	**Lease Terms**	A new 3-year Full Repairing & Insuring Lease inside the security of tenure provisions of the Landlord & Tenant Act 1954.
9.	**Rental**	£10,000 pa paid monthly in advance by standing order
10.	**Rent Free Period**	None
11.	**Rent Reviews**	None
12.	**Break Options**	None
13.	**Deposit**	£2,500 – to be taken upon acceptance of offer and held until lease expiry
14.	**Repairing Obligations**	The lease will be drawn on full repairing and insuring terms, with the tenant to be responsible for all internal and external repairs, maintenance and decoration to the building.
15.	**Use**	Not to use the premises other than dog grooming salon and shop, or any other use within Class (E) of the Town and Country Planning (Use Classes) Order 2020 (as amended), subject to Landlord's consent in writing not to be unreasonably withheld or delayed.
16.	**Planning**	It is the ingoing tenant's responsibility to ensure that all necessary consents are obtained prior to making alterations requiring planning approval. The lease is subject to the tenant obtaining required planning permission for a new shopfront and also change of use to suis generis (if required).
17.	**Signage**	Landlords consent will be required for external signage.

		It is the ingoing tenant's responsibility to ensure that any planning permissions are obtained in relation to signage if required.
18.	**Alterations**	All structural alterations are prohibited, and non-structural alterations will require Landlord's consent in writing, not to be unreasonably withheld or delayed.
19.	**Alienation**	The Tenant will be permitted to assign the whole of the premises only, subject to Landlord's consent in writing not to be unreasonably withheld or delayed. Assignment or sub-letting of part is prohibited.
20.	**Insurance**	The landlord insures and recharges the buildings insurance premium to the tenant each year
21.	**Timing**	ASAP on receipt of planning approval for a) change of use and b) new shopfront
22.	**Specification**	The premises will be handed over with vacant possession in their current condition.
23.	**Tenant works**	The tenant is to install a new shopfront in place of the garage door to use as their main entrance (subject to planning approval)
24.	**Legal Costs**	Each party to be responsible for their own legal fees incurred
25.	**VAT**	We understand that VAT is not applicable to the rent on this unit.
26.	**Conditions**	Subject to: - **1.** Contract **2.** Vacant possession