



Fallowfield – Mayfair Court, 306 Wilmslow Road, M14 6NS

Contact us on:
0161 431 0660

Location

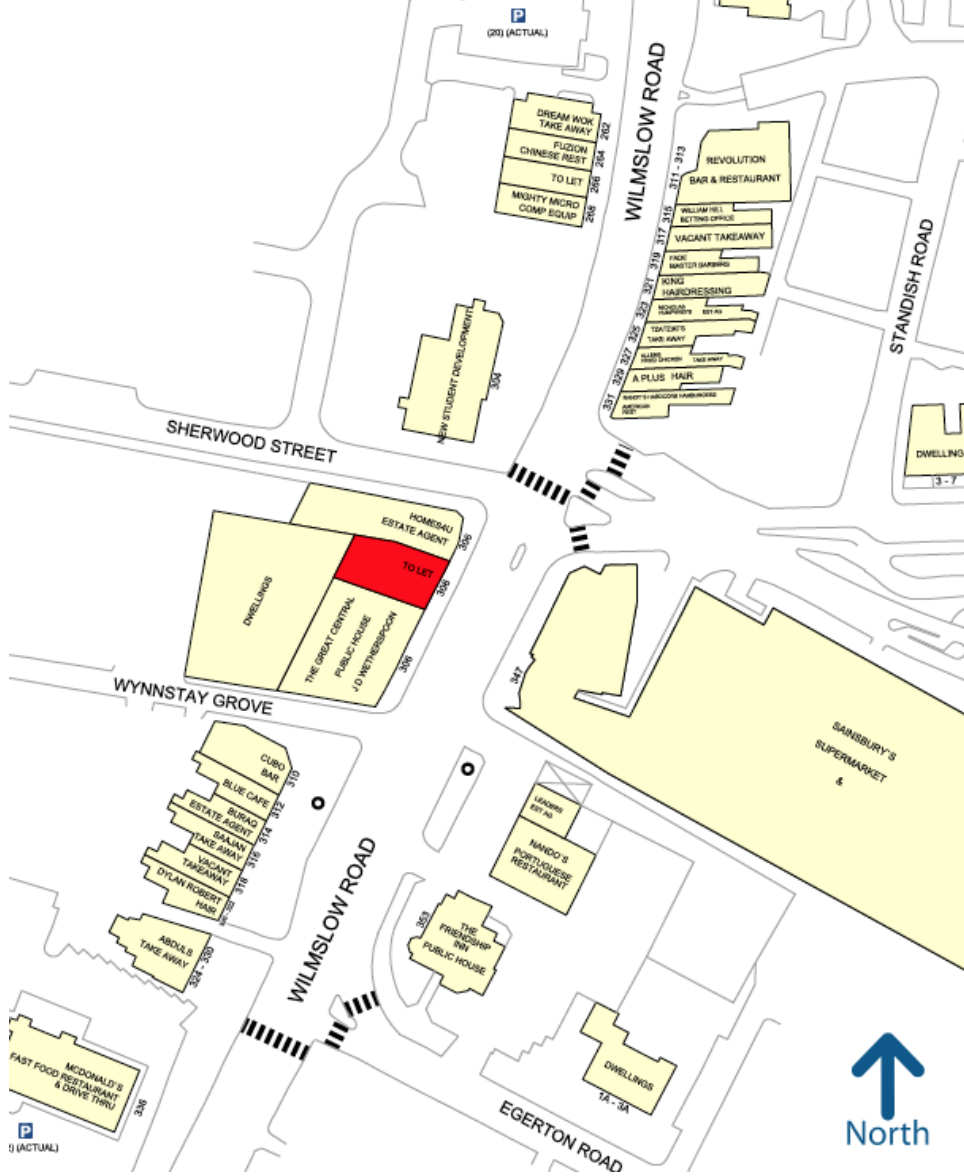
The premises form part of Mayfair Court and occupy a prominent location fronting Wilmslow Road in Fallowfield, to the South of Manchester City Centre. The location benefits from high pedestrian and vehicle traffic in what is a prime and densely populated student residential area. The unit is located immediately adjacent to J D Wetherspoons and the new Orange Grove residential development which will provide a further 35 apartments. Nearby retailers include **Nandos, McDonalds, Revolution, Subway, Dixy Chicken** and **Sainsbury's**.

Accommodation

The premises are arranged over ground floor only, providing the following approximate floor areas:

Ground Floor:	2,070 sq ft	192.30 sq m
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Goald Plan



Energy Performance Certificate

An EPC is available upon request.

Rent & Review

£37,500 per annum exclusive.

Business Rates

The Valuation Office has confirmed that the premises are assessed for rating purposes as follows:

Rateable Value (2017): £27,250

Rates Payable (19/20): £9,156 *

*Assumes business qualifies for government's enhanced rates relief, which provides a further 33% discount.

Viewing

Strictly by arrangement via agents Hynes Illingworth:
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