

**448C BARLOW MOOR ROAD
CHORLTON, MANCHESTER M21 0BQ
TO LET - £28,500 P.A.**



**LICENCED RESTAURANT / CAFÉ UNIT.
ALSO SUITABLE FOR RETAIL, OFFICE,
OR MEDICAL/CLINIC. PROVIDING APPROX 93.16 SQ.M
(1,003.3 SQ.FT.) FRONT FLAGGED FORECOURT, REAR
EXTERNAL AREA. SHARED PARKING TO THE REAR.
PREMIUM PAYABLE - £20,000**

ENTRANCE

Double opening uPVC entrance doors with display window to the side leading through to

RETAIL AREA (7.73m x 6.62m plus 4.22m x 3.04m)

With fitted bar area. Double opening uPVC entrance doors to the front. Range of lighting. Perimeter power points. Doorway leading through to rear hallway in turn providing access to

KITCHEN AREA 1 (4.18m x 2.39m)

With window overlooking the rear. Door leading through to

KITCHEN AREA 2 (4.37m x 2.39m)

With exit onto the rear external area and car park.

WC 1 (2.31m x 1.6m)

WC 2 (1.6m x 1.25m)

OUTSIDE TO THE FRONT

To the front of the property there is a covered paved forecourt allowing for external display or seating area.

OUTSIDE TO THE REAR

To the rear of the property there is an external area measuring 4.2m x 4.2m which would be suitable for an external seating area. Plus a shared car park with allocated spaces.

LEASE TERMS

Available on new lease terms to be agreed.

BUSINESS RATES

The property is currently listed on the Valuation Office website as having a rateable value of £8,700 p.a. from 1st April 2026. The premises should qualify for small business rates relief however further enquiries should be made directly with the relevant local authority.

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

USE CLASS

The building falls under class "E" and would be suitable for shop, office, café, medical/clinic and certain light industrial use.

ENERGY PERFORMANCE CERTIFICATE

Certificate No: 0095-0207-7309-7401-7900

Valid until: 4th January 2031



▼ Ground Floor



The floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements are approximate only. Openings and orientation are approximate. No details are guaranteed; they cannot be relied upon for any purpose and they do not form part of any agreement or contract. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspections.

These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.