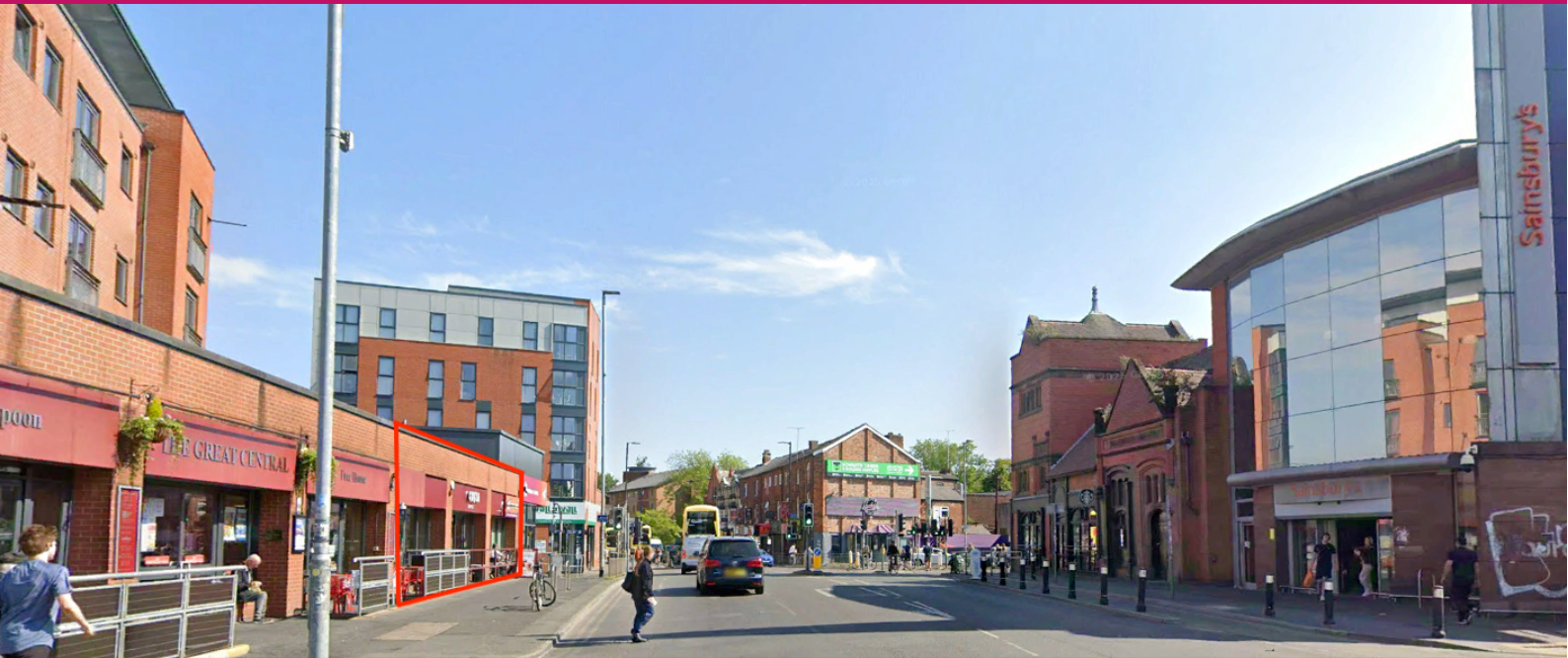




MANCHESTER

Manchester - Mayfair Court, 306 Wilmslow Road, Fallowfield, M14 6NS



LOCATION

The premises are located in a very prominent and busy position on Wilmslow Road, close to its junction with Sherwood Street and immediately adjacent to JD Wetherspoons, Sainsbury's, Starbucks and GDK.

THE TOWN

Fallowfield is a densely populated student area of Manchester.

CAR PARKING

Parking is available at Sainsbury's directly opposite.

LEASE

The premises are available on a new lease for a term to be agreed.

RENT

£47,500 pax

ACCOMMODATION

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

Ground Floor: 2,070 sq ft

BUSINESS RATES

The Valuation Office have confirmed the premises have been assessed for rating purposes as follows:

Rateable Value (2026): £43,000

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

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