

Prime South Manchester Retail Investment

725 & 725A
WILMSLOW ROAD
DIDSBURY
M20 6WF



Edwards.

Executive Summary

- A prominent retail unit in the affluent South Manchester suburb of Didsbury.
- Prime location fronting Wilmslow Road in Didsbury Village.
- Ground floor retail unit let to Cats Protection at an annual rent of £25,000, expiring Sept 2029 with a tenant break option in March 2026.
- The lease is subject to open market rent reviews in Sept 2025 and Sept 2028.
- First floor apartment, separately accessed, and let by way of a 24-month AST at an annual rent of £11,160.
- Total rent passing of £36,160 per annum.
- Freehold.



Offers are sought in excess of £500,000 (Five Hundred Thousand Pounds), subject to contract and exclusive of VAT.

A purchase at this level would reflect a Net Initial Yield of 6.91%, after allowing for standard purchasers costs.

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Location

The village of Didsbury is one of Manchester's most sought after residential locations. It is a busy and affluent suburb of South Manchester, located approximately 5.4 miles (8.7 km) south of Manchester city centre.

It benefits from excellent transport links, situated approximately 1.5 miles (2.4 km) from junctions 3 & 4 of the M60 Orbital Motorway. In addition, these junctions form the confluence of the M60, the M56 and the A34.

Didsbury also benefits from excellent rail and tram connections, being serviced by East Didsbury Train Station, on the line between Manchester Piccadilly and Manchester airport, in addition to the Metrolink line between Chorlton Cum Hardy and East Didsbury. The Metrolink provides stops at Burton Road, West Didsbury, Didsbury Village and East Didsbury.



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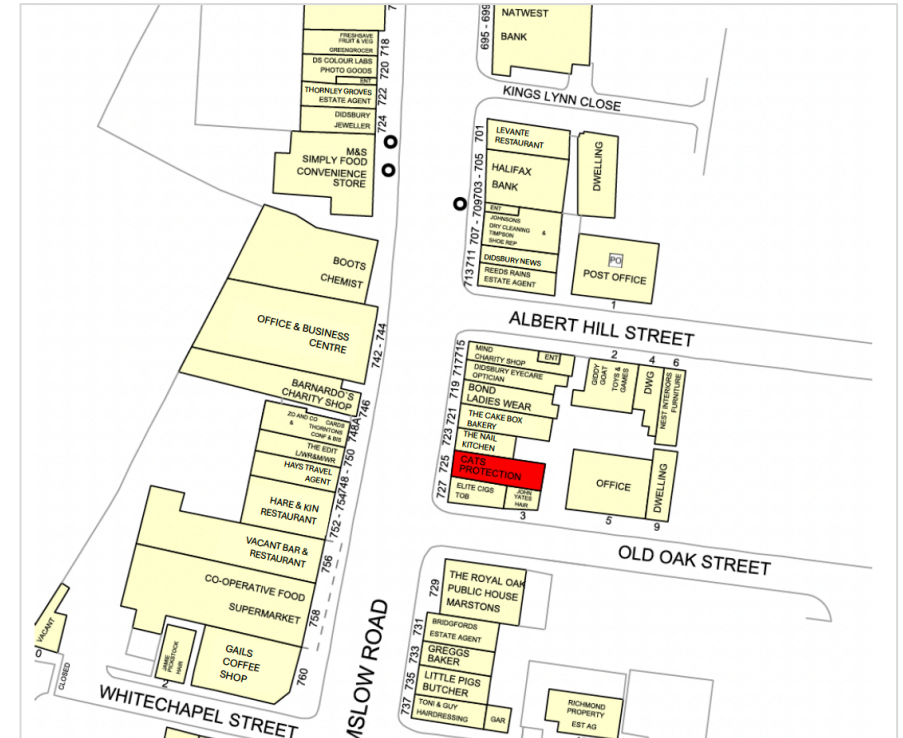
Situation

The property occupies a prime position fronting Wilmslow Road in Didsbury Village.

Neighbouring retail occupiers include M&S Food, Co-Op Food, Boots, Holland & Barrett and Greggs.

Charity shop operators have long been attracted to this busy stretch of high street which currently boasts eight well established stores.

In addition, the immediate locality includes a good range of cafés, bars, restaurants. National favourites, including Gail's, Franco Manca and Slug & Lettuce, sit alongside an array of independent outlets and traditional pubs.



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Description

The property forms a ground floor retail unit with a separately accessed first floor apartment.

The retail unit was re-fitted in 2019 when the unit was let to Cats Protection and remains in a good condition throughout.

The first floor is accessed from the rear of the property and provides a recently refurbished duplex apartment comprising; living room, kitchen, double bedroom, bathroom and loft room. Access to the apartment is via Old Oak Street.

Accommodation

We have measured the retail unit in accordance with the RICS Code of Measuring Practice (6th Edition) and we have been provided with floor areas in respect of the apartment. The property has the following Net Internal floor areas.

| UNIT | SQ FT | SQ M |
|------------------|--------------|---------------|
| Retail unit | 672 | 62.43 |
| APARTMENT | | |
| First Floor | 567 | 52.70 |
| Loft Room | 203 | 18.8 |
| TOTAL | 1,442 | 133.93 |

Tenancy & Covenant

The retail unit is let by way of a ten-year lease from 1 September 2019 to Cats Protection Trustee Limited at an annual rent of £25,000. The lease is subject to a tenant's option to determine, with 6 months prior written notice, on 2 March 2026.

The lease incorporates upward only open market rent reviews in September 2025 and September 2028.

The residential apartment is let by way of a 24-month AST from 7th October 2024 at a rent of £11,160 per annum.

The total rent is therefore **£36,160 per annum**.

CATS PROTECTION TRUSTEE LTD

Cats Protection Trustee Ltd (Co. No. 06772997) are the sole trustee of the registered charity, Cats Protection. They act as the corporate trustee of Cats Protection and assets in their name are held for and on behalf of the Charity. Due to this, they have no income of expenditure and have made neither a profit nor a loss.



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Tenure, VAT, & EPC

TENURE

Freehold.

VAT

The property has been elected for VAT. It is assumed the sale will be by way of Transfer of Going Concern.

EPC

The retail unit has an EPC rating of D. A full copy of the EPC report is available upon request.



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Proposal

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ANTI-MONEY LAUNDERING REGULATION | In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Contact

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