

TO LET

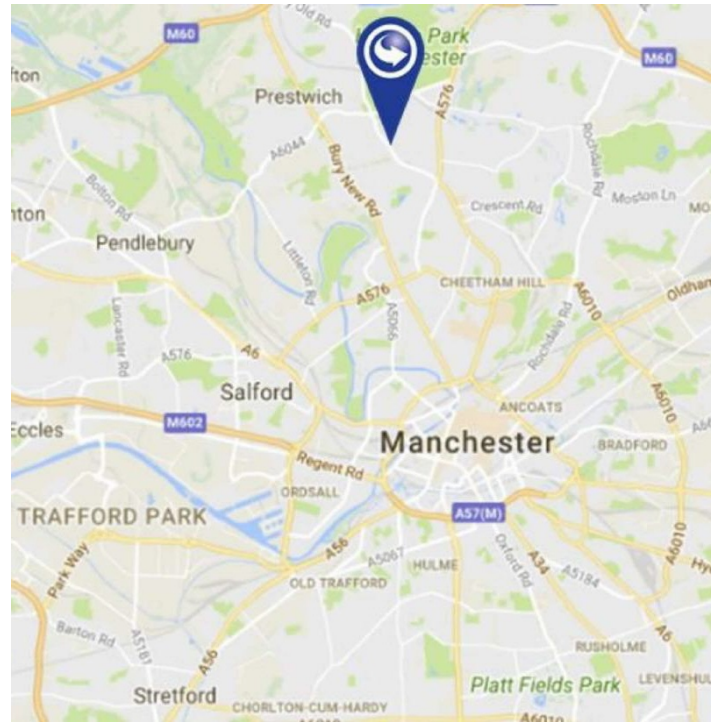


63 BURY OLD ROAD, PRESTWICH, MANCHESTER, M25 8FG

Prominent Ground Floor Retail Unit 734 sq ft (68.17 sq m)

- Currently fitted out as a convenience store
- Free customer parking to front
- Existing open coolers in the unit may be included in the letting





Location

The property fronts onto Bury Old Road, a busy arterial route between Manchester city centre and the suburbs of Prestwich and Whitefield. Manchester City Centre is three miles south from the property. Junction 17 of the M60 motorway is approximately 2.5 miles to the north of the property.

Nearby occupiers include Prestwich Local Convenience Store, Papa Johns and Oakley Dental Surgery.

Description

Ground floor retail unit with basement set in an end terrace two storey property of traditional brick construction under a hipped slate roof. The property comprises a large open plan retail area with ancillary accommodation and kitchenette and WC Facilities to the rear. A basement provides further storage. Internal specifications include florescent strip lighting, painted walls, ceramic tiled floor, a three quarter glazed frontage with secure roller shutters and electric wall mounted heater in the main sales area. Externally the unit benefits from a shared customer car park to the front and a small courtyard to the rear.

Main services include electric, water and drainage.

Accommodation

Measured in accordance with Property Measurement 2nd Edition, the net internal area is as follows:

Main Sales Area: 538 sq ft (49.93 sq m)

Ancillary Accommodation: 196 sq ft (18.24 sq m)

Total Ground Retail: 734 sq ft (68.17 sq m)

(Excludes Basement: 363 sq ft (33.72 sq m))

Rental Terms

The property is available to let on an effective full repairing and insuring basis at an asking rent of £13,650 per annum for a term of years to be agreed. The rent includes a management services fee but excludes the Service Charge and Property Insurance which are payable separately.

VAT

VAT is not applicable on this property.

Business Rates

The 2018 rateable value is £11,000

2018 multiplier is 48.3p

Rates payable is £5,313 pa*

*Qualifies for Small Business Rates exemption

Viewing and Further Information

Please contact Roger Hannah & Co the Sole Agents:

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Date of Preparation

5 July 2018