

OPENSHAW, MANCHESTER – 5 LIME SQUARE, ASHTON OLD ROAD

**WELL CONFIGURED PROMINENT SHOP AVAILABLE FRONTING
THE SURFACE CAR PARK**

CLOSE TO B&M, POUNDLAND AND MORRISON'S SUPERMARKET

LOCATION

Lime Square Openshaw is a well established district centre approximate 2 miles to the east of Manchester City Centre. It is anchored by a 80,000 ft² **Morrison's** food store with other occupiers including **McDonald's**, **Poundland**, **Specsavers**, **B&M**, **Greggs** and the **Lime Square Medical Centre**. The centre is surrounded by 663 surface car parking spaces.

THE PROPERTY

The premises are arranged over ground floor only offering the following approximate dimensions and floor areas:-

Net Frontage	-	9.30 m	30' 06"
Ground Floor (GIA)	-	290.78 m ²	3,130 sq.ft.

LEASE

The premises are held by way of an effectively full repairing and insuring lease for a term to expire on 16th February 2023 subject to a final upward only rent review with effect from 17th February 2017 at a current passing rental of **£46,500 p.a. excl.**

TERMS

Offers are invited for the benefit of our client's leasehold interest.

EPC

A full EPC certificate is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.



RATES

We are verbally informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:-

Rateable Value	-	£29,000
UBR (2017/2018)	-	46.6p
Rates Payable (2017/2018)	-	£13,514

Interested parties are advised to make their own enquiries to the Rates Department at Manchester City Council - Tel: 0161 234 5002

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Sean Varilone seanvarilone@smithprice.co.uk or
John Mortimer johnmortimer@smithprice.co.uk

Tel: 020 7409 2100



Important notice - all premises are offered subject to contract and availability. These particulars are issued, without responsibility on the part of Smith Price LLP, their employees or their clients and serve only as an introductory guide to the premises. No part of them constitutes a part of a contract or a statement or representation upon which any reliance can be placed. Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Smith Price LLP nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. All measurements are approximate.