

TO LET



PROMINENT RETAIL UNIT

445.5 sq m (4,796 sq ft)

**Unit 1 High Street
Walkden
Manchester
M28 3JH**

- Extremely busy main road position
- Suitable for a variety of uses (subject to planning permission)

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on a busy main road position on the south side of High Street (A6) at the junction with Bolton Road (A575) in Walkden Town Centre. Walkden is 4 miles north west of Manchester City Centre and is conveniently located for easy access to the M60 motorway via junction 15 which is approximately 1 mile to the east.

DESCRIPTION

The accommodation comprises a ground floor retail unit which is currently carpeted with plastered and painted walls. The unit has new double-glazed part timber, part aluminium framed shop front with internal electric roller shutter security. The unit is largely open plan in layout and would suit a variety of retail uses (subject to planning).

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the area of the property is as follows:

Ground Floor: 455 sq m (4,796 sq ft)

LEASE

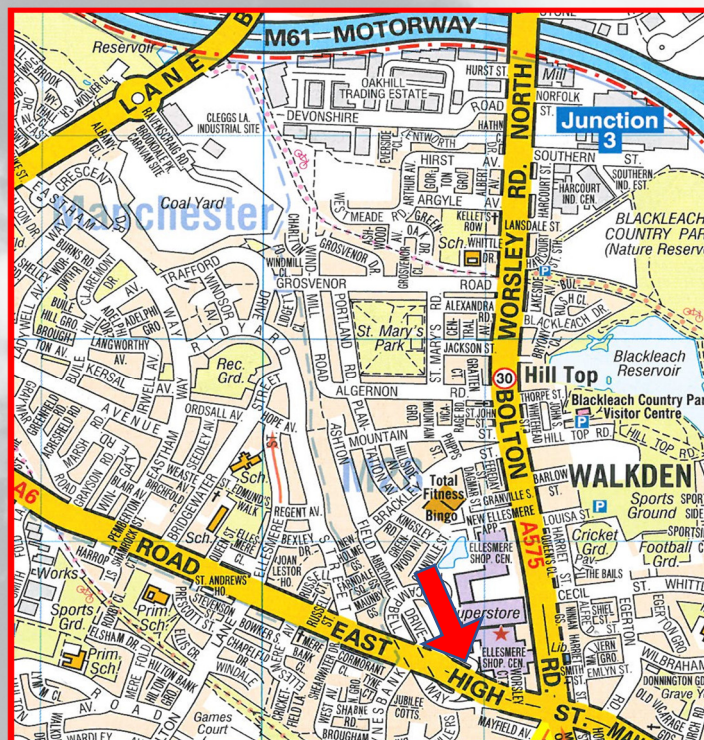
The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £25,000pa.

BUSINESS RATES

To be confirmed.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent

W T Gunson for the attention of:

Sam Beckett

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Date of Preparation: November 2019