

## STRET福德, MANCHESTER UNIT 5, CASTLEMORE RETAIL PARK

**\*\* HIGHLY PROMINENT RESTAURANT / TAKEAWAY  
AVAILABLE CLOSE TO OLD TRAFFORD \*\***

NEARBY OCCUPIERS INCLUDE KFC, HARVEYS, DFS AND BENSONS FOR BEDS

### LOCATION

The Castlemore Retail Park is approximately 4 miles south west of Manchester City Centre being situated in a highly prominent location fronting Chester Road (A56), one of Manchester's principal arterial routes connecting Manchester City Centre and South Manchester. The Park is located by the busy roundabout junction of the A56, A5081 and A5063, approximately 600 yards from Old Trafford Football Stadium and ½ mile from Old Trafford Cricket Stadium. The White City Retail Park, with occupiers including **M&S Simply Food, Home Bargains, Furniture Village** and **Halfords**, is situated immediately opposite.

The property comprises a two-storey detached modern building and benefits from excel visibility from the roundabout. Given the modern construction, the premises would be versatile enough to accommodate a variety of potential users and operators. Occupiers on the park include **DFS, KFC, Bensons for Beds** and **Harveys**.

### THE PROPERTY

The premises are arranged over ground and first floor levels offering the following approximate floor areas:-

Ground Floor Restaurant & Kitchen	-	283.91m <sup>2</sup>	3,056 sq.ft.
First Floor Ancillary, Staff & WCs	-	287.44m <sup>2</sup>	3,094 sq.ft.

*NB: External seating is also available.*

### LEASE

The premises are available by way of an assignment of the existing full repairing and insuring lease expiring in September 2031 subject to upward only rent reviews in September 2021 and September 2026 at a current passing rental of **£99,999 p.a. excl.**

Break Clause – There is a tenant only break clause effective at any time after 28<sup>th</sup> September 2021.

*(NB: A new lease may be available from the landlord and further details are available upon request.)*



### RATES

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

<b>Rateable Value</b>	-	<b>£91,500</b>
<b>UBR (2017/2018)</b>	-	<b>47.9p</b>
<b>Rates Payable (2017/2018)</b>	-	<b>£43,829</b>

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

### COSTS

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

### INSPECTION

Staff are unaware of the intended disposal and therefore inspections can only be carried out with prior notice by contacting:-

**John Mortimer** [johnmortimer@smithprice.co.uk](mailto:johnmortimer@smithprice.co.uk) or  
**Jonathan Daniels** [jonathandaniels@smithprice.co.uk](mailto:jonathandaniels@smithprice.co.uk)

**Tel: 020 7409 2100**



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