

RETAIL

www.cartertowler.co.uk



CARTER TOWLER
CHARTERED SURVEYORS

TO LET

FORMER FUNERAL PREMISES

Sales 485 sq ft (45.05 sq m)



- Prominent corner location
- Sub lease available
- Busy shopping area

**53a MANCHESTER ROAD
DENTON
MANCHESTER
M34 2AF**

53a Manchester Road, Denton, Manchester M34 2AF

LOCATION

The subject premises are prominently located on the A57 Manchester Road in the centre of Denton approximately 8 miles to the south of Manchester City centre. Nearby occupiers include LIDL, Well Pharmacy and Domino's.

This location is well connected to the local road network, just off the M67 Motorway providing access to the regional motorway network.

DESCRIPTION

The property forms part of a larger building and comprises a small ground floor corner retail unit with return frontage. Internally the shop has a small sales area with storage, w/c, kitchen facility to the rear. There is a shared loading area to the back of the shop.

On street parking is available nearby.

ACCOMMODATION

	NIA sq ft	NIA sq m
Sales	485	45.05
Store/staff	219	20.35
Total	703	65.40

RATING

The property is currently assessed for rating purposes as follows:-

<u>Description</u>	<u>Rateable Value</u>
Shop and Premises+	£5,900
UBR 2019/2020	£0.491

Due to transitional relief provisions with effect from 1 April 2019 this unit will qualify for 100% rate relief (subject to the business only occupying a single property). Interested parties are advised to check with the Local Authority as to the current rate liability and possible exemptions.

ENERGY PERFORMANCE CERTIFICATE

The unit has an Energy Performance Asset rating of D. Further information can be provided.

53a Manchester Road, Denton, Manchester M34 2AF

PLANNING

The unit currently benefits from A1 use.

TERMS

The property is available by way of a new effectively full repairing and insuring sub lease for a remainder of the term being up to 29.4.2022. The passing rent is **£12,500 per annum exclusive** of VAT, rates, utilities, insurance, service charge and any other outgoings.

VAT

The property is elected for VAT.

VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:-

CARTER TOWLER LIMITED
0113 245 1447

Pete Bradbury
petebradbury@cartertowler.co.uk

Max Vause
maxvause@cartertowler.co.uk

(REF: PB.CM.19034)

Details updated March 2019

