

TO LET



Retail Premises with on-site Car Parking

77.96m² (839 sq ft)

Haldon House
223 Monton Road
Eccles
M30 9PN

- Centrally located in Monton Village
- Increasingly popular location
- 3 on site car parking spaces
- May suit retail, restaurant, bar use (STPP)

LOCATION

The property is located on the south side of Monton Road (B5229) at its junction with Francis Street in the centre of Monton Village. The property is well situated on the main high street in Monton within close proximity to all retailers, restaurants, bars, cafes and coffee shops. Monton is situated within close proximity to the M602 motorway which provides easy access to the M60 orbital motorway, 1 mile to the west and into Manchester City Centre approximately 5 miles to the east.

GENERAL DESCRIPTION

The property comprises a double storey end terraced retail premises of brick construction beneath a pitched slate roof. The property is currently split into 5/6 separate rooms over ground and first floor together with WC/kitchen facilities. The property has carpeted floors, fluorescent strip lighting and gas central heating.

To the rear of the property there is a small garage which provides useful storage. In addition, there is space for 3 cars.

ACCOMMODATION

As measured on a net internal basis in accordance with the RICS Property Measurement 1st Edition, the areas of the units are as follows:

Ground Floor	22.83m ²	(461 sq ft)
First Floor	35.13m ²	(378 sq ft)
Total	77.96m²	(839 sq ft)

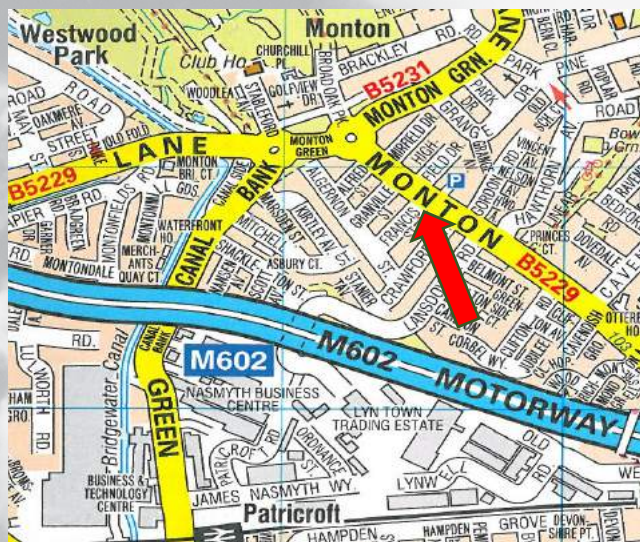
Plus Garage	20.02m²	(215 sq ft)
--------------------	---------------------------	--------------------

LEASE

The property 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 £16,500 per annum.

BUSINESS RATES

The property is assessed for rating purposes at RV £8,200. Please note small business rates exemption will be available and interested parties should make their own enquiries with the local authority.



EPC

A copy of the EPC is available on request.

VAT

All prices, rents and outgoings are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agents:

WT Gunson for the attention of: -

Neale Sayle

(Email: neale.sayle@wtgunson.co.uk)

or

Sam Beckett

(Email: sam.beckett@wtgunson.co.uk)

Tel: 0161 833 9797

Date of Preparation: 06/11/2018