

MANCHESTER (STRETTFORD)

UNIT 5, CASTLEMORE RETAIL PARK, M16 0SN

LEISURE PREMISES TO LET BY WAY OF ASSIGNMENT OR SUB-LEASE

***** HIGHLY CONFIDENTIAL – STAFF UNAWARE *****



**mason
owen**

property consultants

0151 242 3000

www.masonowen.com

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UNIT 5, CASTLEMORE RETAIL PARK

LOCATION

Castlemore Retail Park is approximately 4 miles south west of Manchester City Centre and situated in a highly prominent location fronting Chester Road (A56), one of Manchester's principal arterial routes connecting Manchester City Centre and South Manchester. White City Retail Park is situated immediately opposite with occupiers including **Aldi**, **Costa**, **Home Bargains** and **The Food Warehouse**. Other occupiers on Castlemore Retail Park include **DFS**, **KFC**, **Bensons for Beds** and **Harveys**.

ACCOMMODATION

The premises provide the following approximate areas:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	283.91 m ²	3,056 ft ²
First Floor	287.44 m ²	3,094 ft ²

Additional external seating available

TENURE

The premises are available by way of an Assignment or Sub-lease.

The premises are held by way of an existing lease expiring in September 2031 subject to upward only rent reviews in September 2021 and September 2026 at a current passing rent of **£99,999** per annum exclusive. There is a tenant only break clause effective at any time after 28th September 2021.

Alternatively, the premises may be available by way of a sub-lease, further details on request.

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:

Rateable Value 2017	£91,500
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For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the incoming tenant should rely upon their own enquiries with the Local Rating Authority

PLANNING

The premises benefit from A3 planning consent.

VAT

All prices, outgoing and rentals are quoted free of, but may be liable to, VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

VIEWING

All arrangements to view the premises are by prior arrangement with Mason Owen or via our joint agents Smith Price, Tel: 020 7409 2100.

Contact Allie Bainbridge
Tel 0151 242 3141
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Email allie.bainbridge@masonowen.com



Subject to Contract
Details produced January 2018

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