

TO LET

Subject to Vacant Possession
Unit 7 Harpurhey Shopping
Centre
Harpurhey
M9 4DH



Location

Harpurhey is located 3 miles north east of Manchester City Centre fronting the A664 Rochdale Road.

Harpurhey Shopping Centre is anchored by an 88,000 sq ft ASDA foodstore, together with 800 free car parking spaces. Other national retailers represented include Wilko, B&M, Poundland, Select, Card Factory, Specsavers, McDonalds, KFC, Aldi and Lidl. The popular Market Hall trades 6 days a week and generates a significant amount of footfall. The Manchester College (Harpurhey Campus) is situated adjacent to the shopping centre.

The subject premises are located adjacent to Poundland & Farmfoods.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	5,675	527.2

Rent

Upon application

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

The unit has a 2017 rateable value assessment of £66,500. For further details please contact the business rates department in the local authority.

Service Charge

The combined on-account service charge and insurance premium for the year 2018 stands at £10,750.

EPC

Energy Performance Asset Rating - TBC

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT
WITHOUT PREJUDICE
Details prepared October 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

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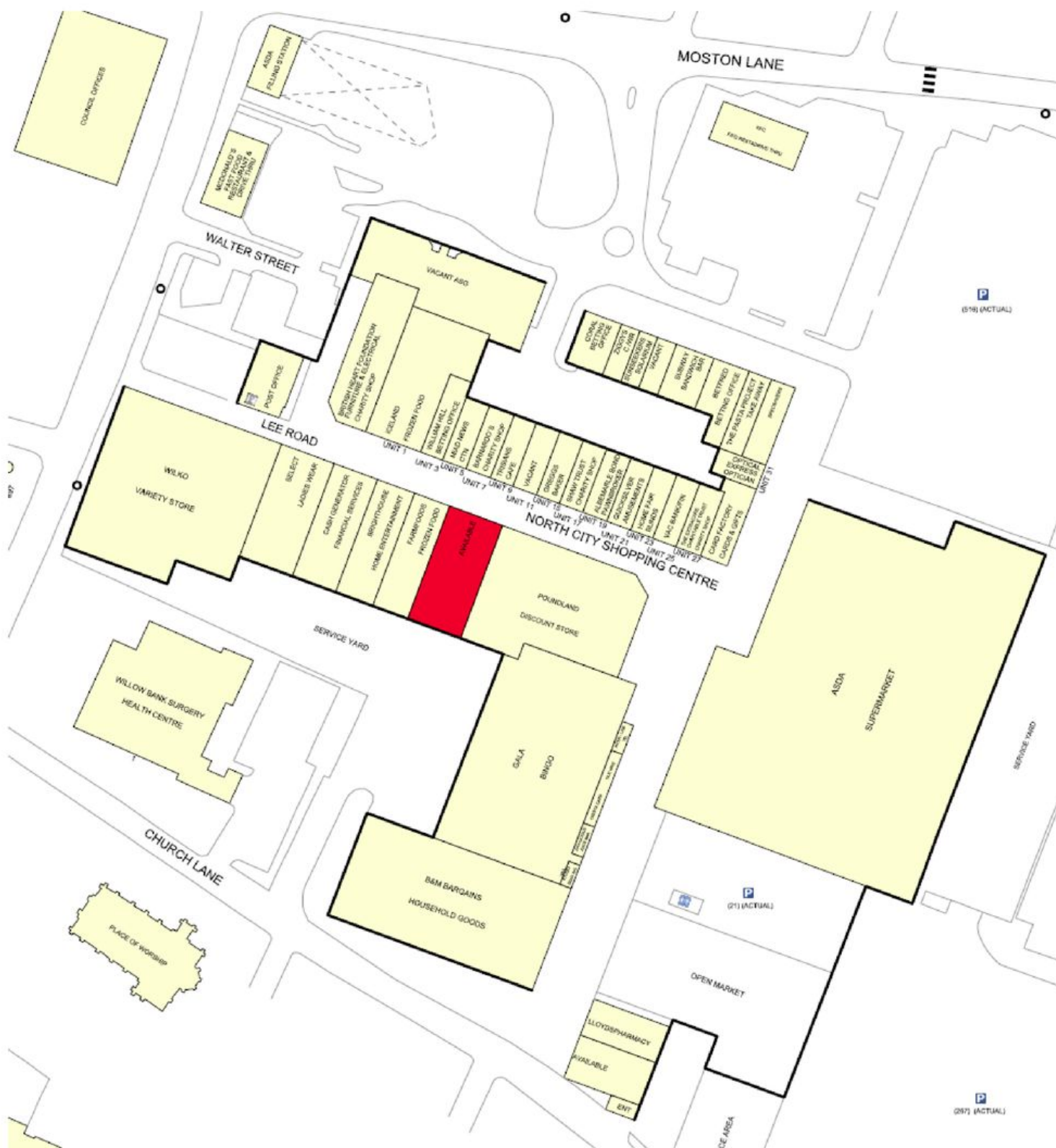
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