

TO LET



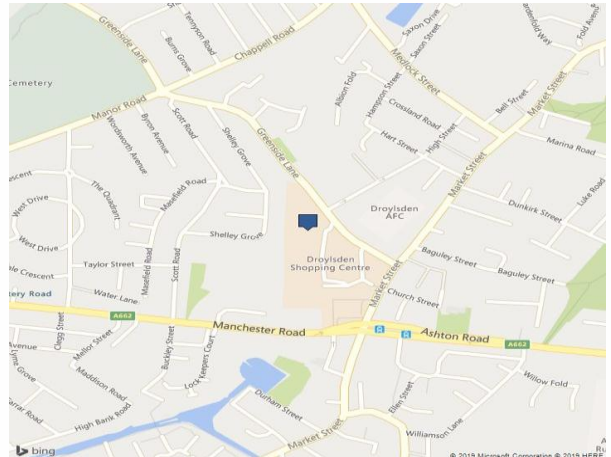
Unit L, Droylsden Shopping Centre, Greenside Lane, Droylsden, Manchester,

Ground Floor Retail located in
Droylsden Shopping Centre

2,501 Sq Ft (232.34 Sq M)

- Open Plan Layout
- Modern Fitting
- Flexible Terms
- Prominent Location with Shopping Centre Refurbishment Planned





Location

The property forms part of Droylsden Shopping Centre which provides 13 large retailers and links the shopping centre with parking for over 280 vehicles. The property is located close to all the main national occupiers including Boots, Greggs, Card Factory and Wilko. Droylsden is a town in Greater Manchester 4.1 miles east of Manchester City Centre and 2.2 miles west of Ashton-under-Lyne. The town has a main tram network providing easy access to Manchester and the surrounding suburbs.

Description

Ground floor retail unit accommodation with open plan layout, disabled WC, staff WC and kitchen.

The unit benefits from a modern fit out with AC, suspended ceiling and large glazed frontage.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Net Internal Area basis to provide the following floor areas:

Ground Floor 2,501 sq ft 232 sq m

Asking Rent

£37,500 per annum.

Lease Terms

The Premises are held on a lease expiring August 2021. We are seeking Ex Act Sub Lease. However consideration will be given to short term arrangements or a new lease.

Business Rates

Each party to make their own enquiries with the Local Authority.

EPC

A copy of the EPC is available on request.

VAT

All prices quoted are exclusive of VAT.

Legal Costs

Each party to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

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Date of Preparation

09 October 2019