

TO LET

88 BURY OLD ROAD, WHITEFIELD, M45 6TQ



GROUND FLOOR RETAIL UNIT

393 SQ FT (36.54 SQ M)

LOCATION:

The property is located fronting the A665 approximately a quarter of a mile from junction 17 on the M60 motorway. The property is located in a parade of terraced retail and office premises.

DESCRIPTION:

The property comprises a ground floor retail unit with front sales area together with rear room which houses kitchenette. The property also benefits from a rear WC. There is also a cellar area for storage use.

ACCOMMODATION:

As measured in accordance with the RICS Code of Measuring Practice 6th Edition the approximate net internal areas are as follows:

Front Sales Area - 310 Sq Ft (28.85 Sq M)

Rear Kitchen Area - 83 Sq Ft (7.7 Sq M)

SERVICES:

All main services are connected to the property with the exception of gas are available. Potential occupiers should however satisfy themselves as to the service provision prior to entering into any commitment.

RENTAL:

£7,500 per annum exclusive plus 10% management fee.

BUSINESS RATES:

TBC.

LEGAL COSTS:

The incoming tenant will be responsible for the Landlords reasonable legal costs to be incurred in this transaction. This is currently estimated as £200 plus VAT.

LEASE TERMS:

The property is available by way of a new effective full repairing and insuring lease

for a term of years to be negotiated and agreed. A service charge and building insurance contribution may be payable in addition to a 10% management fee levied on all rents payable.

VAT:

All figures quoted are exclusive of, but may be subject to Value Added Tax at the prevailing rate.

EPC:

The property has an energy rating of C. A copy of the EPC is also available upon request.

VIEWING:

If you would like to view this property or would like further information, please contact the sole agents:

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LOCATION PLAN:**MISREPRESENTATION ACT**

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