

TO LET



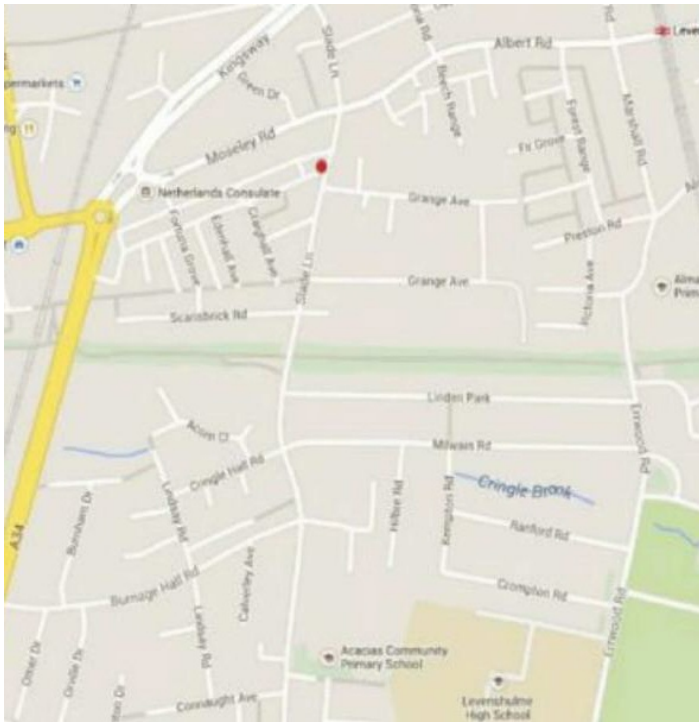
340 SLADE LANE, LEVENSHULME, MANCHESTER, M19 2BL



Ground Floor Retail Premises 523 sq ft (48.6 sq m)



- **Prominent Corner Location**
- **Busy Residential Area**
- **Free Street Parking**



Location

The premises occupy a prominent corner position fronting Slade Lane with a return fronting to Monica Grove. The property forms part of a local retail parade including solicitors, accountants, a beauty salon and convenience store. The unit comprises a corner ground floor retail unit with basement ancillary. There is a self contained 2 bed flat at first and second floor accessed via a separate entrance to the rear.

Accommodation

We understand that the premises comprise the following approximate net internal floor areas:-

Ground Floor Sales 523 sq ft 48.6 sq m

Basement Not measured

The Ground Floor premises benefits from existing A2 planning consent.

Rental Terms

The premises are held on a lease expiring 27th September 2022 at a rent of £8,500 per

annum exclusive. We are seeking a 3 year Ex Act sublease or consideration will be given to short term tenancy at will.

VAT

All prices quoted are exclusive of VAT.

EPC

C (75). A copy of the EPC is available on request.

Business Rates

The unit has a 2017 Rateable Value of £5,700. For further details visit Gov.uk or contact the Business Rates Department in the Local Authority.

Viewing & Further Information

Please contact Roger Hannah & Co the Sole Agents:

Tel: 0161 817 3396

Email: danrogers@roger-hannah.co.uk

Date of Preparation

30/10/2018