



ROGER
HANNAH
& CO




To Let



**1,132 SQ FT
(105.14 SQ M)**

**149 Bury New Road
Whitefield
Manchester
M45 6AA**

**Ground Floor Retail Unit with
Office/Storage Accommodation above**

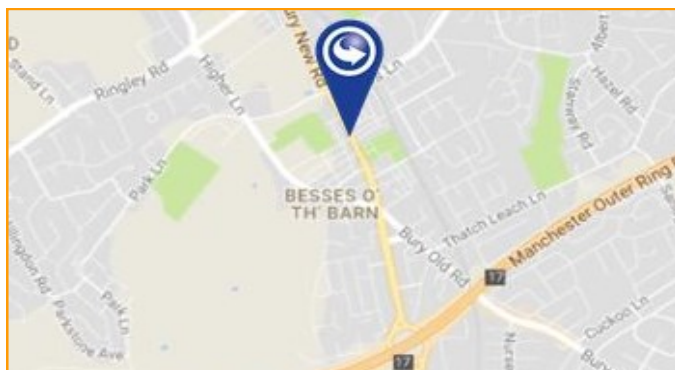
-  **Prominent Roadside Position**
-  **Established Retail Parade**
-  **Shared Customer Parking to the Front**

0161 817 3399
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LOCATION

The property occupies a prominent position on Bury New Road (A56) within the heart of Whitefield, the main arterial route between Manchester City Centre and Bury Town Centre. Manchester City Centre is located approximately 5 miles south and junction 17 of the M60 orbital motorway is located 0.5 miles to the south.



ACCOMMODATION

As measured in accordance with the RICS Code of Measuring Practice the NIA areas are as follows:

Ground

Main Sales Area 511 sq. ft. (47.49 sq. m)
Ancillary Storage 100 sq. ft. (9.27 sq. m)

First Floor

Office/Storage Accommodation 521 sq. ft. (48.38 sq. m)

RENTAL TERMS

The property is available to let on a new full repairing and insuring basis at an asking rent of £12,500 per annum plus VAT for a term of years to be agreed.

EPC

B (34). A copy of the EPC is available on request.



DESCRIPTION

The property comprises a ground floor retail unit with self-contained office/storage accommodation above. The ground retail layout is split into a main sales area to the front with ancillary accommodation to the rear as well as a kitchenette. Specifications include a fully glazed frontage behind a secure roller shutter, suspended tile ceilings with inlay lighting and wood laminate flooring. Access to the first floor is both via an internal and external staircase from the rear of the property. The first floor is currently split into a number of treatment rooms as well as a WC facility. First floor specifications include a suspended tile ceiling with inlay lighting and wood laminate flooring. A combined CH system provides heating to the property. There is a shared customer parking area to the front of the property with shared tenant parking to the rear.

Mains services include single phase electric, gas, water and drainage.

BUSINESS RATES

2017 Rateable Value: £8,000 per annum.

2017 Multiplier: 46.6p

Rates Payable: £3,728 per annum*

*Qualifies for Small Business Rates Exemption

VAT

VAT is applicable on this property.

VIEWING & FURTHER INFO

Please contact Roger Hannah & Co the Sole Agents:

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 **Date Of Preparation:** 08/03/18