



ROGER
HANNAH
& CO




To Let



1,732 SQ FT
(160.9 SQ M)

138-140 Bury New Road
Whitefield
Manchester
M45 6AD

Prominent Roadside Retail Unit

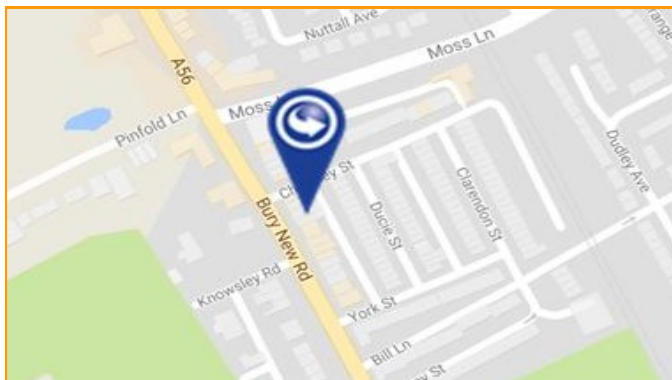
-  **PROMINENT ROADSIDE POSITION**
-  **PART OF ESTABLISHED RETAIL PARADE**
-  **TENANT PARKING AREA TO THE REAR**

0161 817 3399
www.roger-hannah.co.uk



LOCATION

The property occupies a prominent position on Bury New Road (A56) within the heart of Whitefield. The property fronts onto 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 south of the property.



DESCRIPTION

Two storey mid terrace building of brick construction under a pitched roof with a single storey extension to the rear and demised yard area. Internally there is a main sales area to the front ground floor with ancillary accommodation to the rear ground and first floors with WC and kitchenette facilities on both floors. The main sales area from a fully glazed frontage behind an electric roller shutter, suspended tile ceiling with spot lighting and carpet flooring. The ancillary accommodation is lit via fluorescent strip lighting and has wood laminate flooring. First floor specifications include pendant lighting and a combination of carpeting and wood laminate flooring. There is central heating throughout.

Main services include electric, water, gas and drainage.

ACCOMMODATION

As measured in accordance with the RICS Coder of Measuring Practice (6th Edition) the approximate NIA areas are as follows:

GROUND FLOOR

Main Sales Area	781 sq ft	(72.51 sq m)
Ancillary Areas	161 sq ft	(14.99 sq m)

FIRST FLOOR

Ancillary Areas	790 sq ft	(73.36 sq m)
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RENTAL TERMS

The property is available to let on new full repairing and insuring terms at a rental of £22,500 per annum for a term of years to be agreed.

BUSINESS RATES

2017 Rateable Value: £11,000

Multiplier: 46.6p

Rates Payable: £5,126*

*Qualifies for Small Business Rates Exemption. However a business rates re-evaluation may be required as the first floor has not been included in the VOA calculation. Interested parties to make their own enquiries.

EPC

A copy of the EPC is available on request.

VIEWING & FURTHER INFO

Please contact Roger Hannah & Co the Sole Agents:

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