

TO LET

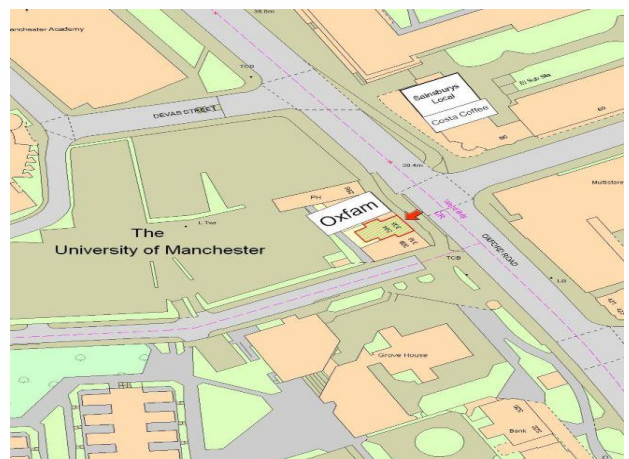

RogerHannah

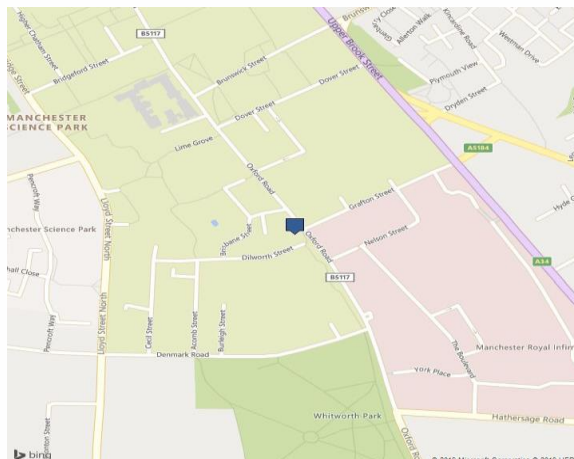


304-306 Oxford Road, Manchester, **M13 9NS**

Modern Ground Floor Retail in
Manchester University District
1,246 Sq Ft (115.82 Sq M)

- Modern Open Plan Layout
- Excellent Main Road Location
- Air Conditioning
- Flexible Terms





Location

The premises occupy an excellent location on Oxford Road in the heart of the University district. Other retailers in the immediate vicinity include Costa Coffee, Sainsburys, Oxfam, McDonalds, Subway and Dominos Pizza as well as numerous local operators.

Description

The property is a double fronted retail unit with a ground floor retail area with offices, staff areas and kitchen. The unit benefits from a modern fit out with AC, suspended ceiling, large glazed frontage with three display windows and an open plan layout.

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 Retail	1,246 sq ft	115.82 sq m
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Asking Rent

£40,000 per annum.

Business Rates

Rateable Value: £36,000

Rates Payable: £17,316

EPC

D (96). A copy of the EPC is available on request.

Lease Terms

The premises are held on a lease expiring 25/07/2023. We are seeking an Ex Act Sub Lease or assignment but consideration will be given to a new lease.

VAT

If VAT is applicable on this property it will be at the prevailing rate.

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:

Roger Hannah

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Date of Preparation

29 July 2019