

TO LET

Retail Unit with Substantial
Frontage
88-92 Flixton Road
Urmston
M41 5AD



Location

Urmston lies in the South West of Manchester City Centre. Urmston is a sought after affluent commuter base for both Manchester and Liverpool.

The subject premises are situated on Flixton Road opposite Smile Dentistry and close to JD Wetherspoons and a whole host of local retailers. Parking is available opposite along Flixton Road.

Accommodation

The premises comprise the following approximate net internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor Sales	2,163	201.0
Ground Floor Ancillary	1,150	106.8
Ground Floor Exterior Storage	183	17.0
First Floor Ancillary	2,413	224.2

Rent

Upon application.

Tenure

The premises are available to let by way of a full repairing and insuring lease for a term of years to be agreed.

Business Rates

We understand that the unit is assessed under the 2017 revaluation at £26,500.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Trafford Council.

EPC

Energy Performance Asset Rating - D

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared May 2019

Viewing Strictly through the sole letting agent.

Barker Proudlove

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