



## Retail Premises To Let

49 Church Street, Manchester, Greater Manchester, M30 0AF

398 - 2,238 ft<sup>2</sup> (36.97 - 207.91 m<sup>2</sup>)

- Excellent transport links
- Adjacent to Eccles Metrolink Station and Morrisons Supermarket
- Modern retail units
- Suitable for a variety of uses subject to planning permission
- Close to town centre amenities



## Description

Comprising an end-terraced retail/office premises of traditional masonry construction and set beneath a pitched and slated roof covering.

The subject property was formally utilised as a bank and extends over basement and ground floor.

Plans are underway for the premises to be divided into 3 separate units, each will comprise of ground floor retail space, W/C, kitchen and come with a full height basement suitable for ancillary storage or additional retail space. The space can be let as a whole if suitable.

## Location

The property is located in an established retail location in Eccles town centre. The property sits within walking distance of Eccles Shopping Centre and within close proximity to Morrisons supermarket. Eccles bus and tram station is directly opposite and Manchester City Centre is only circa 3 miles East of the property. The premises are well served via the local road network with the M602 being nearby providing direct access to the M60 and M62.

## Accommodation

The property has been measured in accordance with the RICS code of measuring practice 6th Edition on a Gross Internal Area basis (GIA)

Unit 1 - Ground floor 570 ft<sup>2</sup> - £1200 pcm

Unit 2 - Ground floor 1270 ft<sup>2</sup> - £1200 pcm

Unit 3 - Ground floor 398 ft<sup>2</sup> - £600 pcm

All units have self contained, full head height basements

## Rent and Lease terms

From £7,200 per annum exclusive of all other outgoings on lease terms to be agreed. Subject to contract.

## Planning Use

A2 Financial

## EPC

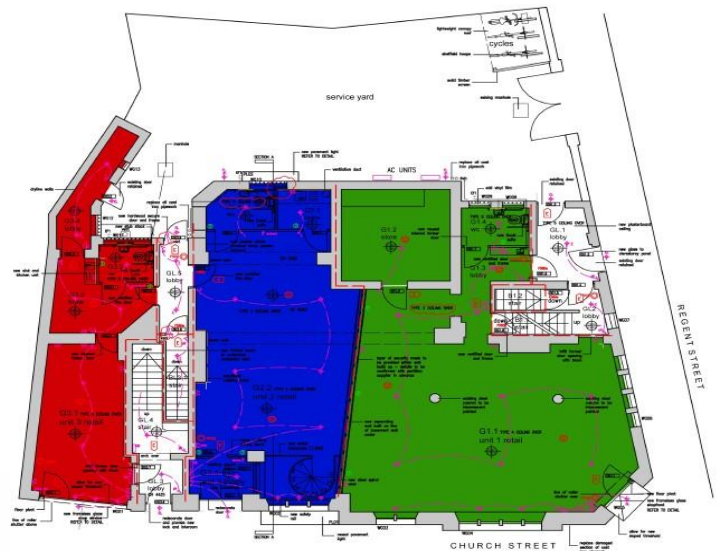
A copy of the EPC is available on request.

## VAT

VAT is not applicable

## Business Rates

Business rates will be assessed when the renovation works have been completed.



## Viewing

Viewing by way of appointment through the sole agent Miller Metcalfe Commercial

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