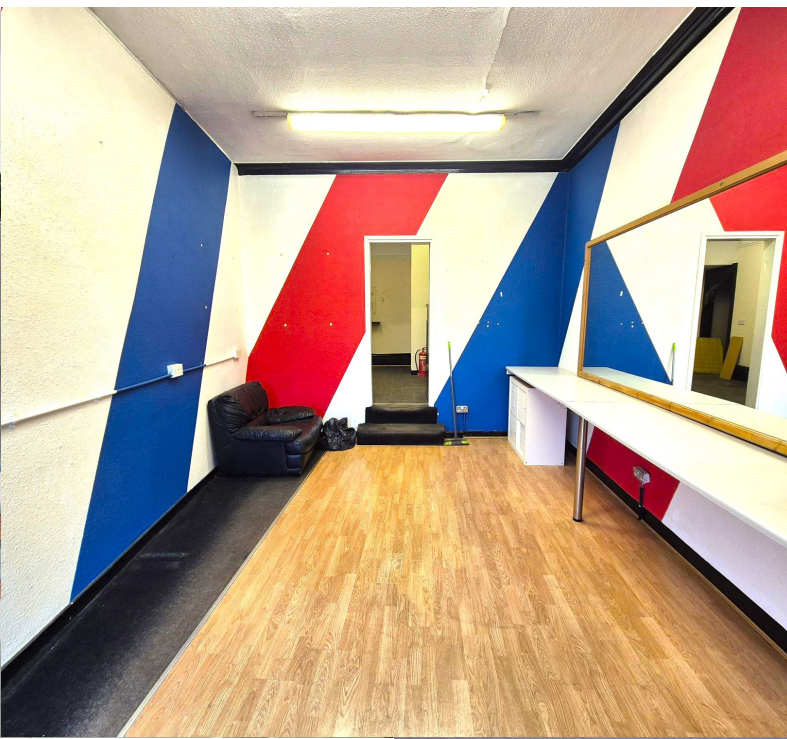




9
Manchester Road
Audenshaw
M34 5PZ

**692
SQ.FT**

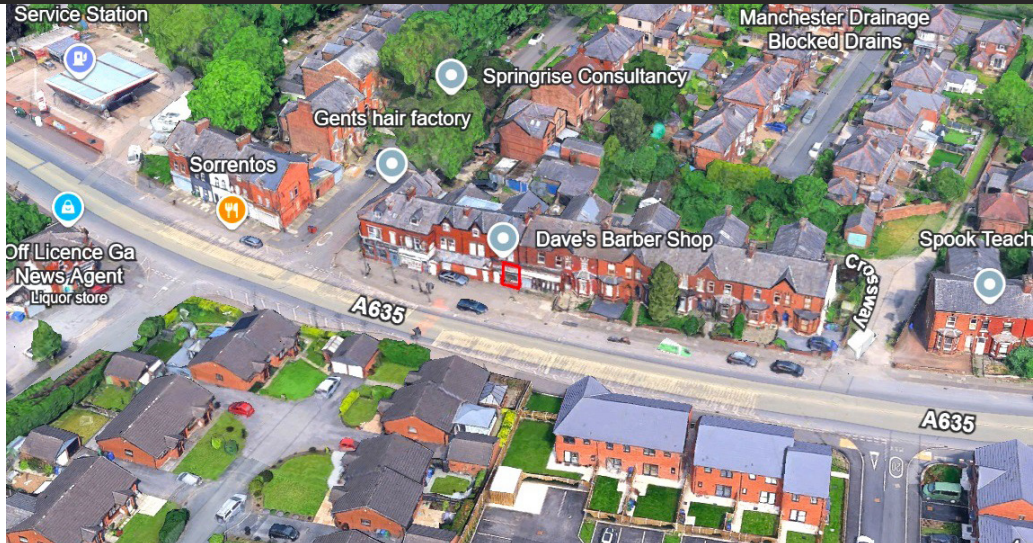


- Prominent low cost retail premises
- Former barbers premises with basement
- Suitable for a salon or other retail uses
- Low RV: £3,300 - Nil payable rates
- Located close to Droylsden/Audenshaw
- Rent: £650pcm/£7,800 pax/3 year term
- No premium/no service charge/no VAT
- New Lease - terms to be agreed

Location

The property is located fronting Manchester Road in Audenshaw and is a short drive to the centres of Ashton, Denton, Droylsden and Manchester.

- Manchester: 4 miles.
- Ashton: 2 miles.
- Droylsden: 1 mile.



Description/Accommodation

The property provides ground floor retail accommodation formerly used as a gents barbers with private toilet facilities and access to an additional basement store.

Ground floor: 325 Sq.ft overall comprising:-

Main sales: 189 Sq.ft - 10'8" x 17'7".

Rear sales/store: 136 Sq.ft - 12'10" x 12'2" less toilet.

Basement: 367 Sq.ft overall comprising:-

Room 1: 167 Sq.ft - 13'0" x 12'10".

Room 2: 200 Sq.ft - 17'8" x 15'2" less 7'10" x 7'2".

Rateable Value

Rateable value: £3,300.

Small Business Rates Multiplier 2023/24: 49.9p.

100% SBRR available - Nil payable rates

Interested parties are advised to make their own enquiries with MCBC - 0161 234 1103.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£7,800 per annum exclusive.

£650 per calendar month.

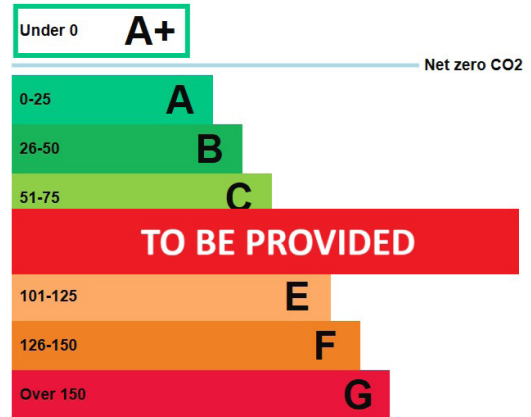
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord may levy a service charge payable in full by the prospective Tenant. Details available from MBRE.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. FEBRUARY 2025.