

MBRE

RETAIL FOR SALE



408
Barton Road
Stretford
M32 9RW

567
SQ.FT



- Ground floor retail investment premises
- Let to Coral Racing until 03/03/2027
- Providing open plan sales with toilet facilities
- Leasehold title from 27/12/1933 - 999 years
- Low RV: £11,000 - 100% SBRR - Nil rates
- Estimated market rent £15,000 per annum
- Suitable for a variety of E use class operators
- Close to the M60 Motorway/Trafford Centre

Location

The property is located fronting Barton Road in Stretford and is a short drive to the M60 motorway, the Trafford Centre and Manchester city centre.

- M60: 1 mile.
- Trafford Centre: 2 miles.
- Manchester: 4 miles.



Description/Accommodation

The property occupies the ground floor of a mixed commercial and residential semi detached building of traditional construction with brick work elevations under a pitched tiled roof.

The property provides open plan sales area along with rear male and female toilets to the rear.

408 Barton Road, Stretford: 567 Sq.ft overall comprising:-

Retail sales area: 18'2" x 30'3" plus 3'11" x 4'4".

Access to male and female toilet facilities.

Rateable Value

Rateable value: £11,000.

Small Business Rates Multiplier 2026/27: 43.2p.

Interested parties are advised to make their own enquiries with Trafford Council - 0161 912 2346

Tenure

We understand that the property is Leasehold.

Title Number: GM121606.

Price

£185,000 SUBJECT TO CONTRACT.

VAT

We understand that VAT is not payable on the sale.

Conditions

Subject to Contract.

Lease Terms

The property is let to Coral Racing Limited (Company Registration No. 541600) whose registered office is at 71 Queensway, London, W2 4QH for a term of years from 4th March 2011 and expiring 3rd March 2027 and subject to a passing rent of £11,750 per annum.

EPC Rating

The property benefits from a B energy rating.

A copy of the EPC is available from Agents MBRE.

Utilities

Mains services are available including electricity, water and drainage.

Planning

We understand the property benefits from E use class.

Buyers to make their own enquiries.

Legal Costs

Each party to be responsible for the payment of their own legal costs associated with the sale.

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. SEPTEMBER 2026.