

THE  
PARADE

01

minute walk to  
Urmston Train Station

100

feet to  
Urmston Train Station

02

miles to  
The Trafford Centre

06

miles to  
Manchester City Centre

# Urmston

9.8

miles to  
Manchester Airport

1.8

miles to M60

4.7

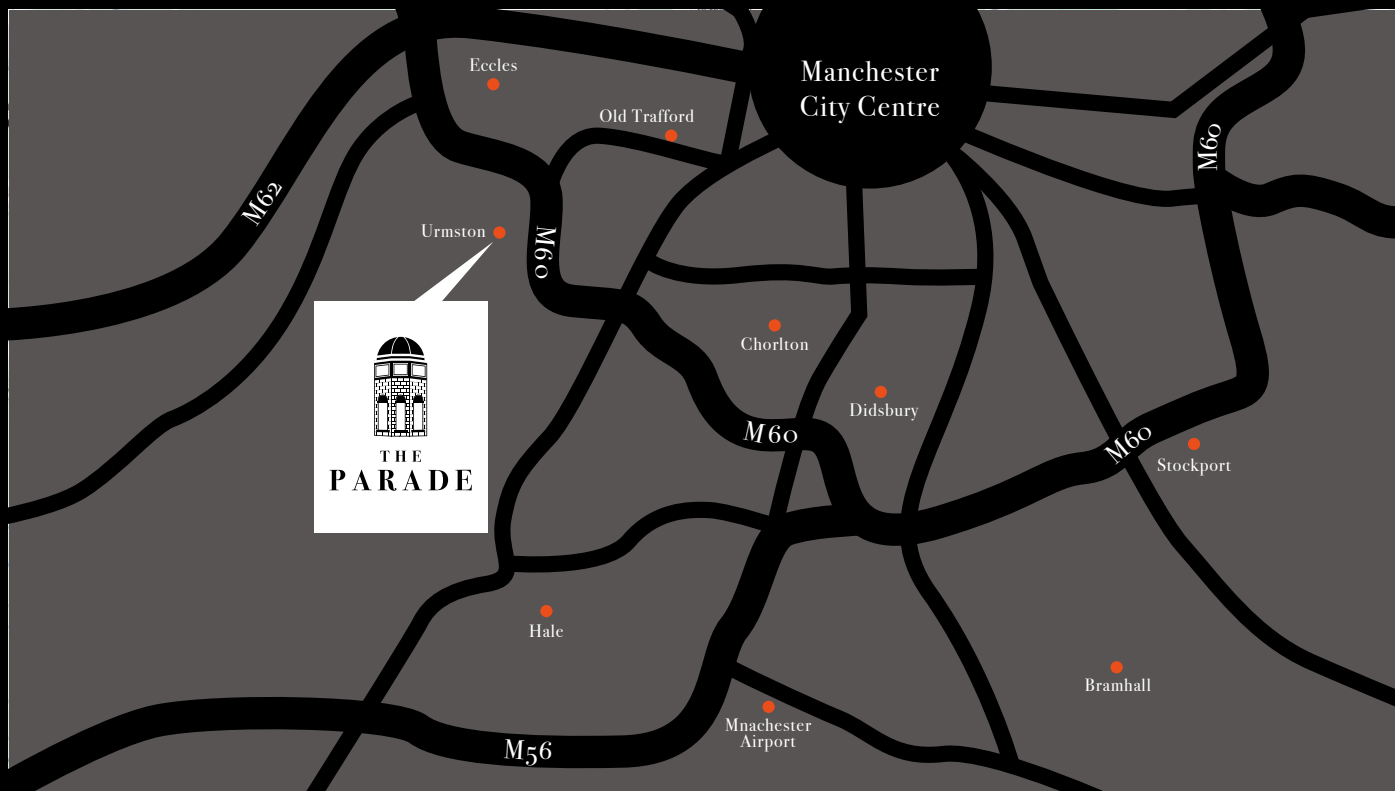
miles to Media City

3.8

miles to Old Trafford







# Urmston charm

Home to just over 42,000 residents Urmston is bursting with community spirit and charm. It is a popular and sought-after destination with the area being home to several well-regarded schools.

A new plan for the town centre which will future proof the town as a successful, sustainable and dynamic 'place' over the next 15 years is being prepared by Trafford Council.

The town centre has seen significant investment over the last decade with the opening of the new Eden Square shopping centre. The monthly artisan market welcomes visitors and numerous stalls of unique crafts, artisan food & drink & vintage finds. The market brings a creative energy to the town and attracts people from across the region, looking for a new and different shopping experience.

Located across from Urmston's local railway station on Flixton Road, is The Parade (32-40 Flixton Road). The location offers convenient access to all the amenities and facilities the town has to offer. Plus, it's just a short stroll away from Urmston train station, making it incredibly convenient for commuting or exploring further afield. In fact, you can reach Manchester City Centre in just 16 minutes.



Significant investment  
in town centre



42,000  
residents



New 15 year plan from  
Trafford Council

# 32-34 Flixton Road

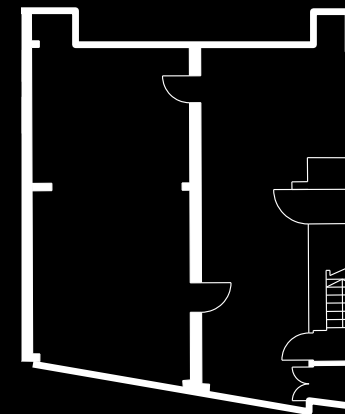
Situated in a prominent location on Flixton Road, amongst a mix of independent and boutique bars and restaurants, units 32-34 provide an excellent trading pitch (currently offering a bar/restaurant fit out). The premises is located directly opposite busy Urmston Station, driving footfall throughout the day and night.

The premises are to be reconfigured to create a self-contained space over ground and lower ground floor. The lower ground area would also provide additional space for storage.

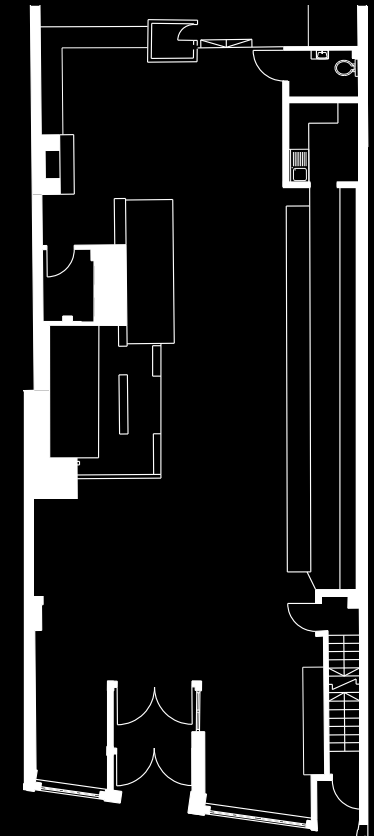


Total 3953sqft

Rateable Value (2023) - £37,500



Lower Ground Floor  
1024sqft (95sqm)



Ground Floor  
2929sqft (272sqm)



# 32-34 Flixton Road



# 36 Flixton Road

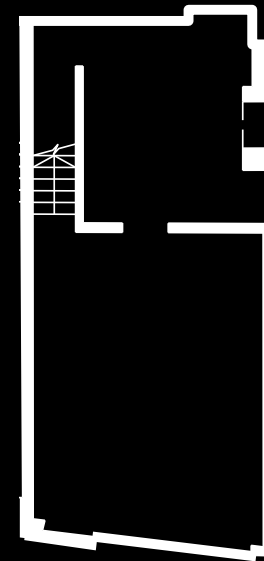
Situated in the middle of The Parade lies 36 Flixton Road, amongst a mix of independent and boutique bars and restaurants. The unit is located opposite bustling Urmston station, which has a daily average of over 750 passengers.

With floor to ceiling glass frontage, the premises currently benefits from a beautician and wellness fit out (with flexibility to change usage), whilst the lower ground floor would provide invaluable additional space for storage.

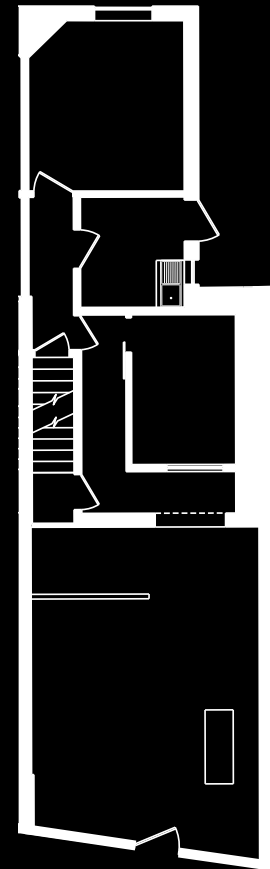


Total 1369 sq ft

Rateable Value (2023) - £11,250



Lower Ground Floor  
584sqft (54.3sqm)



Ground Floor  
785sqft (73sqm)



# 36 Flixton Road



# 40 Flixton Road

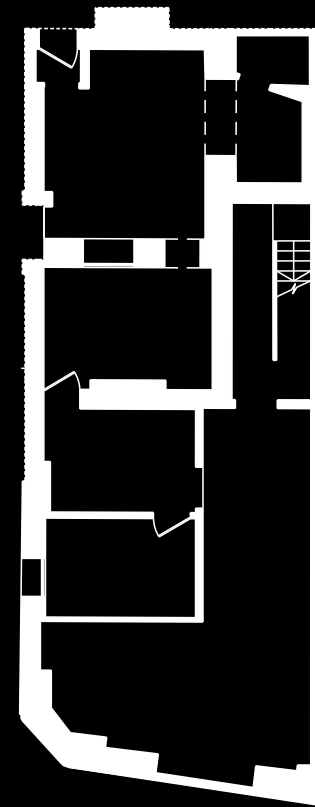
Enjoying prime position on the corner of Flixton Road and Park Road South is Number 40. This double fronted premises makes for an impressive retail/leisure space, whilst being located directly opposite busy Urmston station.

The premises are to be reconfigured to create a self-contained space over ground and lower ground floor (currently offering a bar/restaurant fit out). The lower ground floor would also provide additional space for entertainment and/or storage depending on clients specifications.

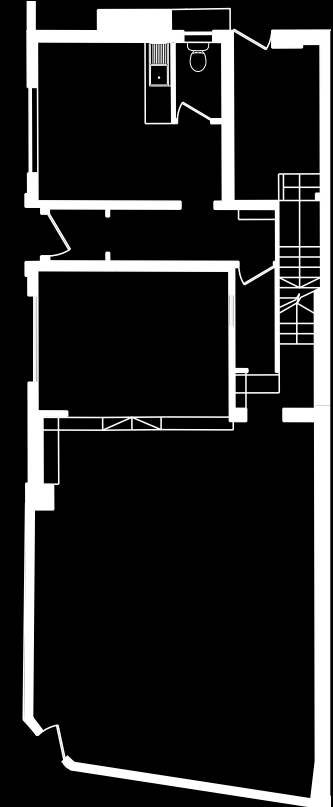


Total 2230sqft

Rateable Value (2023) - £16,250  
(to be reassessed pending Landlord works)



Lower Ground Floor  
1066sqft (99.1sqm)



Ground Floor  
1164sqft (108.2sqm)



# 40 Flixton Road



## For further information



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**TERMS:** The units are available by way of a new FRI lease for a term of years to be negotiated at the rents detailed above which are exclusive of rates, service charge, outgoing and VAT with each party responsible for their own legal costs incurred in any transaction. **UTILITIES:** All outgoing to be the responsibility of the Occupier and paid direct to the Suppliers. Gas and Electric supply the premises. **EPCs:** Provided upon request. **MISREPRESENTATION ACT 1991:** Whilst every care has been taken in preparation of this guide and accompanying information its accuracy cannot be guaranteed. Neither RP Group nor any of their advisors are responsible for the consequences of a reliance placed by any person on this information. Tenants are advised to undertake their own independent investigations, inspections, surveys and enquiries. This version of the developers pre-let information is believed to be an accurate description of the proposed building of 32-40 Flixton Road, Urmston. Please note that all areas, drawings etc indicated within this document do not allow for construction tolerance and deflection of the structure. Tenants should take this into account as part of their own design.

Another development from

