

Manchester

145 Moorcroft Road, M23

LOW COST Prominently located retail unit with main road frontage directly adjoining Tesco Express



Summary

Demise 1 Floor

Size 700 sq ft (65.03 sq m)

Rent £10,200 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	700 sq ft
Rent	£10,200 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Features

- Ground Floor Retail Unit
- Extremely Prominent
- Direct frontage onto Moorcroft Road
- Established Trading Position adjoining Tesco Express
- Rate exempt to qualifying occupiers

Description

A 700 sqft self contained retail unit in a strong trading position. The property can be summarised as follows:

- A ground floor retail/office unit of traditional construction within three storey building
- Extremely well established trading position popular amongst traditional A1 & A5 Occupiers and E class occupiers
- Providing largely open plan retail unit together with store & amenity
- Extremely prominently located with direct frontage onto Moorcroft Road
- Retail Relief maybe available to qualifying occupiers
- Suitable for traditional retail and other classes falling under E
- Electrically operated security roller shutters

Location

Located in a retail parade fronting Moorcroft Road, Wythenshawe. The immediate area provides a mix of residential and commercial occupiers.

Viewings

By appointment only

Please contact MBRE

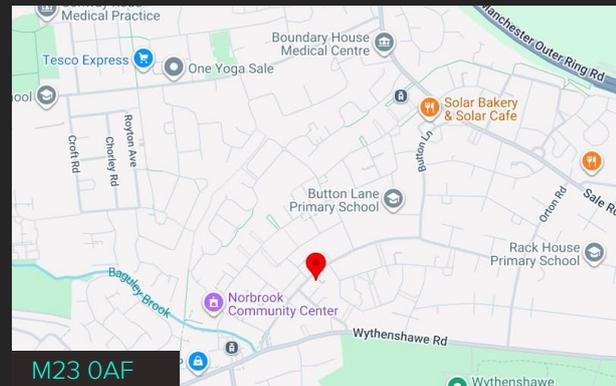
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Terms

On a leasehold basis with terms to be agreed

VAT

All figures quoted are exclusive but maybe subject to VAT



Viewing & Further Information



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