



**74**  
Gloucester Road  
Urmston  
Manchester, M41 9AE

**935  
SQ.FT**



- Two storey retail premises in Urmston centre
- Located on an established retail parade
- Street parking available on Gloucester Road
- Suitable for a variety of E use class operators
- Low RV: £12,000 - 100% SBRR - Nil rates
- GF: 490 Sq.ft / FF: 445 Sq.ft
- Close to local car parks and Sainsbury's
- New Lease/No Premium/Terms to be agreed

## Location

The property is located fronting Gloucester Road in Urmston town centre and is located close to Urmston train station, Sainsbury's and is a short drive to the M60 motorway.

- M60: 4 miles.
- Manchester: 6 miles.



## Description/Accommodation

The property provides a mid terrace two storey retail premises of traditional construction with brickwork elevations under a pitched slate roof. The property provides ground floor retail accommodation with rear kitchen and access to the rear along with first floor office/storage accommodation and toilet facilities.

Ground floor: 490 Sq.ft overall comprising:-

Main sales: 420 Sq.ft - 13'11" x 26'7" plus 6'5" x 8'9" less stairs.

Kitchen: 70 Sq.ft - 9'1" x 8'11" less 6'4" x 1'6"

First floor: 445 Sq.ft overall comprising:-

Landing: 73 Sq.ft plus 12 Sq.ft.

Front office/store: 360 Sq.ft - 25'5" x 14'2"

Toilet with low level w.c and sink.

## Rateable Value

Rateable value: £12,000.

Small Business Rates Multiplier 2025/26: 49.9p/51.2p.

Interested parties are advised to make their own enquiries with SMBC - 0161 474 5188.

## Terms

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

## Rent

£14,400 per annum exclusive.

£1,200 per calendar month.

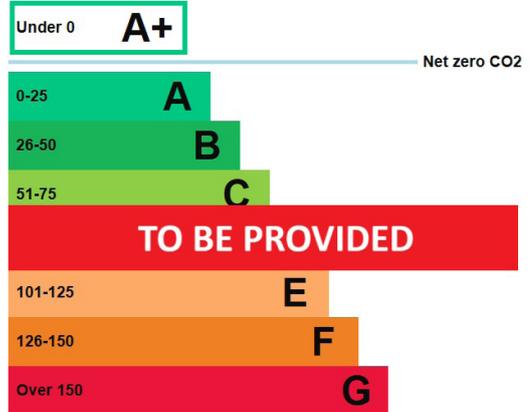
## VAT

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 gas, 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. MARCH 2026.