

Gifford Dixon

Commercial Property

Leisure, Retail To Let

£21,000 per annum

1,094 sq ft

**344 Hollinwood Avenue,
New Moston, Manchester,
M40 0JB**

Lock up retail premises located
on a busy neighbourhood
shopping parade

- Prominent main road frontage
- Open plan retail space
- Large residential catchment
- Excellent passing trade
- NO OFF LICENCES CONSIDERED
- Fitted retail premises (subject to premium)

0161 667 1317
gifforddixon.co.uk





Description

The property is located in the middle of an established parade of local and regional retail operators, and is a two-storey building of traditional brick construction under a pitched slate roof. The subject of this letting is the ground floor retail unit with extended garage to the rear and two private parking spaces to the front.

Internally the ground floor is recently refurbished and provides a large open plan retail space to the front, with kitchen and W/C facilities beyond and a connected garage to the rear providing useful storage space. Two private pull in car parking spaces are provided to the front of the shop.

Location

The property is well located on the boundary of New Moston (Manchester) and Chadderton (Oldham) in Greater Manchester and has most recently traded as a 'Go-Local' convenience store. The immediate area is a busy sub-urban environment that blends established residential streets with essential retail and commercial hubs.

The area boasts excellent transport links due to its position along major Greater Manchester transit corridors:

- **Road Networks:** Hollinwood Avenue connects directly to Junction 22 of the M60 motorway, offering rapid travel around Manchester and beyond.
- **Public Transport:** Regular bus services operate right along the road via stops like Hollinwood Avenue (Stop A). The Hollinwood Metrolink Station is a short distance away, supplying direct tram links to both Manchester City Centre and Oldham town centre.



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Summary

- Rent: £21,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (60)
- Lease: New Lease
- Terms: 6 years

Further information

- [View Microsite](#)

Contact & Viewings

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Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Shop	641	59.55
Ground	Kitchen	69	6.41
Ground	Garage storage	384	35.67
Total		1,094	101.63

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and all other terms to be agreed.

Business Rates

Rateable Value (2026 List) - £9,700

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable and any relief available based on their individual circumstances.

Premium

A premium of £10,000 is payable for the benefit of acquiring the existing high-quality shop fit-out, including shelving, refrigeration, display units, counters and other fixtures and fittings.

Alternatively, if an incoming tenant prefers the premises as an empty shell, the fixtures and fittings can be removed prior to completion and no premium will be payable.

Services

We understand that mains electric, water and drainage are connected to these premises.

VAT

We understand that VAT is not applicable to this property.

Legal Costs

Each party are to be responsible for their own costs incurred in this transaction.

Availability

Available Immediately

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