

Gifford Dixon

Commercial Property

Leisure, Retail To Let

£12,000 per annum

631 sq ft

**4A Royle Green Road,
Northenden, Manchester,
M22 4NG**

Recently renovated salon/retail premises with allocated parking to the rear

- High quality retail premises
- Well appointed throughout
- Private car park with one space included
- Highly visible premises
- Suitable for retail, cafe/restaurant, salon uses
- Turn key opportunity

0161 667 1317
gifforddixon.co.uk





Description

The property sits at the end of a parade of two-storey properties of traditional brick construction under a pitched slate roof. The subject of this letting is the ground floor retail unit with private parking to the rear.

Internally the ground floor is newly refurbished and attractively presented and consists of two salon rooms to the front, with kitchen and W/C facilities to the rear. There is also a basement offering further storage space. One car parking space within the rear private carpark is included within the rent, while a further parking space may be rented separately.

Location

The property is located in a prominent position on the corner of the Royle Green Road parade, just off Palatine Road, within Northenden and forms part of an established retail parade and currently trades as 'Studio T. Leigh' hair salon. Other nearby users include 'JTB Northenden' barbers shop, 'Billionhairs' dog grooming salon and 'Church Road Chippy'.

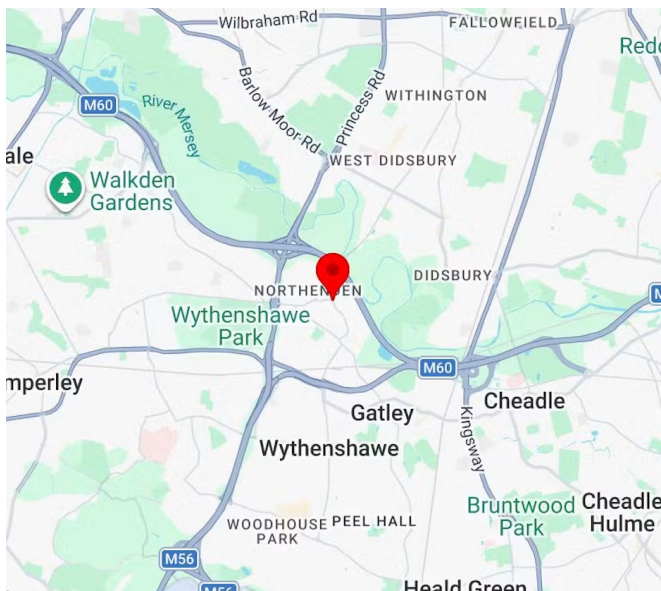
The immediate area boasts excellent transport links, being within a minutes drive of Junction 4 of the M60 Motorway and less than 4 miles to Manchester Airport. The property is well served by bus via the Bee Network public transport infrastructure, with immediate bus access and nearby tram connections.



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Summary

- Rent: £12,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (73)
- Lease: New Lease
- Terms: 6 years

Further information

- [View Microsite](#)

Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Salon Room 1	174	16.17
Ground	Salon Room 2	175	16.26
Ground	Kitchen	67	6.22
Basement	Storage	215	19.97
Total		631	58.62

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) - £5,100

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.

Services

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

VAT

We understand that VAT is not applicable to this property.

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease and associated documentation.

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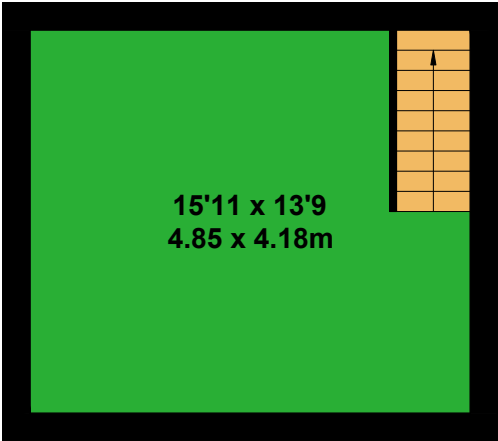
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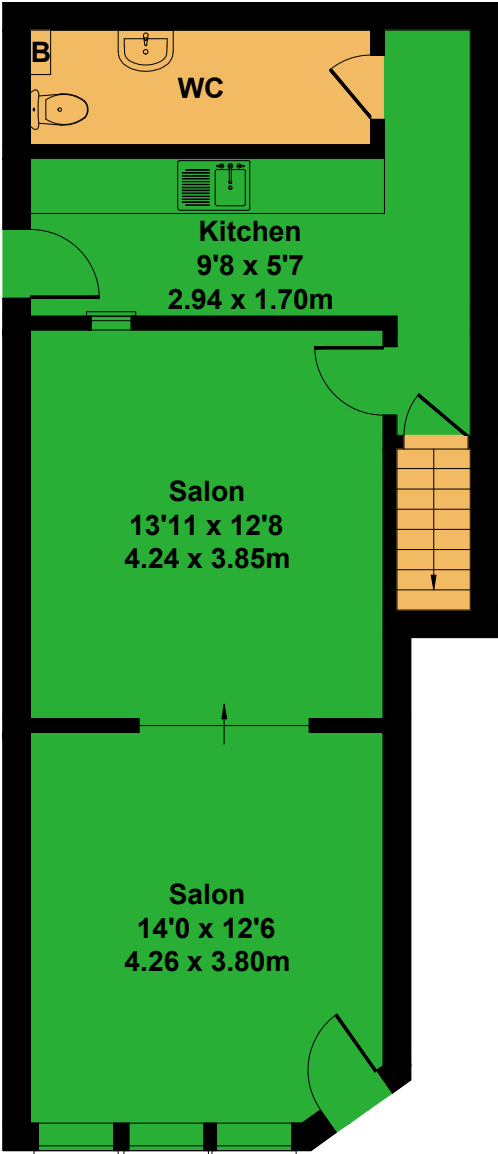


4A Royle Green Road, Northenden

Approximate Gross Internal Area
775 sq ft - 72 sq m



BASEMENT



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.