



## 327 Palatine Road, Northenden, Manchester, M22 4HH

Open plan retail/office unit refurbished to a high standard

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	813 sq ft / 75.53 sq m
<b>Rent</b>	£18,000 per annum
<b>Rateable Value</b>	£8,900 100% small business rates relief available
<b>EPC Rating</b>	B (42)

### Key Points

- Fully refurbished retail unit
- Excellent finish throughout
- True turn key opportunity
- No food or drink related uses permitted
- Popular retail and office location
- Security alarm
- Free wifi included (subject to reasonable use)

Description

The property comprises a two-storey end terrace brick-built building beneath a pitched slate roof. The subject of this letting is the ground floor retail/office premises which has recently been fully refurbished to an excellent standard throughout. The property benefits from largely open plan retail accommodation to the front, with kitchen and store plus W/C to the back of the building. There are numerous internet access points installed throughout the premises and wifi usage is included (subject to reasonable use).

Location

Situated in the heart of Northenden, the property fronts onto Palatine Road, one of South Manchester’s busiest stretches of road and a popular residential location. Nearby users include Costa Coffee, Subway, Go-local convenience store, Tesco Express, Co-op Food, B&M, Well pharmacy and many local independent businesses.

The property benefits from excellent transport links being around a minutes’ drive from junction 4 of the M60 motorway, and is also on a main bus route into Manchester City Centre. Additionally, there is a free public car park close by on Mill Lane.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	Description	sq ft	sq m
Ground	Main retail space	700	65.03
Ground	Kitchen	41	3.81
Ground	Store	72	6.69
Total		813	75.53

Terms

The premises are available by way of a new minimum 6-year lease on effective Full Repairing & Insuring Terms (FRI), with 3 yearly rent reviews and other terms to be agreed.

Business Rates

Rateable Value (2023 List) – £8,900

100% Small Business Rate Relief may be available depending on the ingoing tenants individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

Rent

£18,000 per annum

VAT

We understand that VAT is not applicable to this property.

Legal Fees

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

Services

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



Viewing & Further Information

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