

# Manchester

116 Reddish Lane, M18

\*\*\*LOW COST\*\*\* sandwich shop, suitable for a variety of other retail uses or uses falling under Class E



## Summary

Demise 1 Floor

Size 533 sq ft (49.52 sq m)

Rent £12,000 per annum

Rates Payable

Viewing strictly by prior appointment with MBRE

## Summary

Available Size	533 sq ft
Rent	£12,000 per annum
Rateable Value	£6,400
EPC Rating	Upon enquiry

## Key Features

- Prominent Shop
- Low Occupational Costs
- Direct Frontage onto Reddish Lane
- Strong Established Trading Position

## Description

533 sq.ft. self contained retail unit in a strong trading position. The property can be summarised as follows:

- Of traditional Construction with Full Height Brick Elevations all under a pitched roof
- Sub-divided into ground floor retail/prep space and main sales area
- Extremely well established trading position. Fixtures & fittings available subject to separate negotiation
- Occupying a mid terrace position
- Providing a mix of retail space, kitchen space and toilet/kitchen amenity
- Extremely prominently located with direct main road frontage onto Reddish Lane
- Business Rates Free to qualifying occupiers
- Suitable for traditional retail/showroom/trade/office/medical or other uses that fall within the "E" Classes
- Security Roller Shutters

## Location

A sandwich shop prominently located with main road frontage on Reddish Lane. The property is located in a very strong well established trading position

Key Local Occupiers include Asda, William Hill and Edward Mellor

## Viewings

Via sole agents MBRE

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## Terms

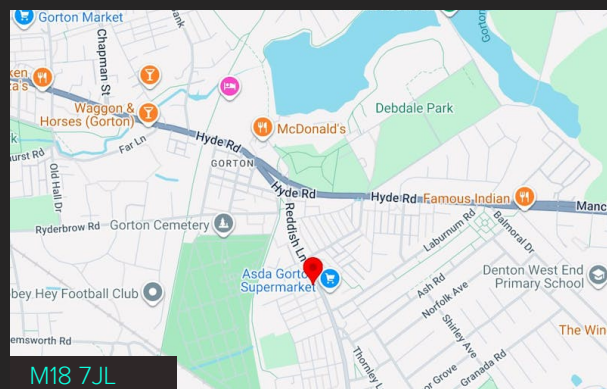
On a leasehold basis on terms to be agreed

## VAT

All figures quoted are exclusive of but maybe subject to VAT

## Rent

£12,000 per annum exclusive



## Viewing & Further Information



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