

Gifford Dixon

Commercial Property

TO LET



382 Kingsway, Burnage, Manchester, M19 1PL

Ground Floor Retail/ Office Premises

89.7 Sq M (966 Sq Ft)

£12,000 per annum

gifforddixon.co.uk

0161 667 1317

LOCATION

The property is situated in an excellent position on the busy Kingsway dual carriageway, close to the junction of Fog Lane and Lane End Road. Burnage train station is around a 2 minute walk and Didsbury village a 2 minute drive from the premises, while Kingsway links South and Central Manchester by road.

The property benefits from high levels of passing traffic and a pull in parking facility, and is situated in a largely residential area.

DESCRIPTION

The property comprises a traditionally constructed two storey mid-terraced property, with brick elevations and pitched slate covered roof, and single storey outrigger to the rear yard.

The premises benefits from being largely open plan, offering good natural light with a glazed display frontage onto Kingsway complete with electric security shutter, and W/C facility to the rear with rear access to a shared yard. The premises offer scope for a number of uses and different configurations are possible depending on the ingoing tenant's requirements.

ACCOMMODATION

Ground Floor	(Sq Ft)	(Sq M)
Sales	226	20.95
Sales	167	15.54
Store 1	137	12.71
Store 2	120	11.14
Store 3	80	7.39
Workshop/ Office	236	21.97

Plus W/C and a small yard to the rear

BUSINESS RATES

Rateable Value (2017 List) - £6,200.

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

LEASE TERMS

The premises are available on a new FRI (fully repairing and insuring) lease for a minimum of 6 years with other terms to be agreed.

RENT

£12,000 per annum.

LEGAL COSTS

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

VAT

We understand that VAT is not payable on the rent.

SERVICES

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

VIEWINGS

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Subject to contract
17th February 2017

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