

# Gifford Dixon

Commercial Property

## TO LET



**624-626 Stockport Road, Longsight, Manchester, M13 0SH**

**Double Ground Floor Retail Premises**

**77.4 Sq M (833 Sq Ft)**

**£24,000 per annum**

[gifforddixon.co.uk](http://gifforddixon.co.uk)

**0161 667 1317**

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## LOCATION

Situated on the A6 (Stockport Road) along a parade of local retailers bordering Levenshulme and Longsight and on a busy commuter & bus route into both Manchester & Stockport centre's.

Manchester City Centre is situated approximately 3 miles to the North West with excellent transport links, being located approximately a 10-minute drive from the M60 motorway junction 24 (Denton).

## DESCRIPTION

The property comprises a single storey end of terrace brick-built building under a flat felt roof, with small single storey extension to the rear. The whole building is available, including rear yard which has space for up to 2 vehicles.

## ACCOMODATION

uPVC framed and glazed display windows and door with electric security shutter lead to the following accommodation:

| Ground Floor | Square Feet | Square Metres |
|--------------|-------------|---------------|
| Shop         | 802         | 74.5          |
| Kitchen      | 25          | 2.3           |
| Store        | 6           | 0.6           |

Plus W/C and open yard to rear with space for up to 2 vehicles.

## EPC RATING

E (102)

## BUSINESS RATES

Rateable Value (2017 List) – £19,250

Rates Payable are believed to be in the region of £9,240 based on a rate of 48p/£ (2018/19)

## LEASE TERMS

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

## RENT

**£24,000 per annum.**

## 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 costs incurred in this transaction.

## SERVICES

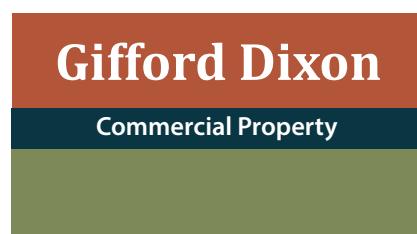
We understand that mains electric, water and drainage are connected to these premises.

## POSSESSION

Vacant possession is available on completion of all legal formalities.

## VIEWINGS

Strictly by appointment with



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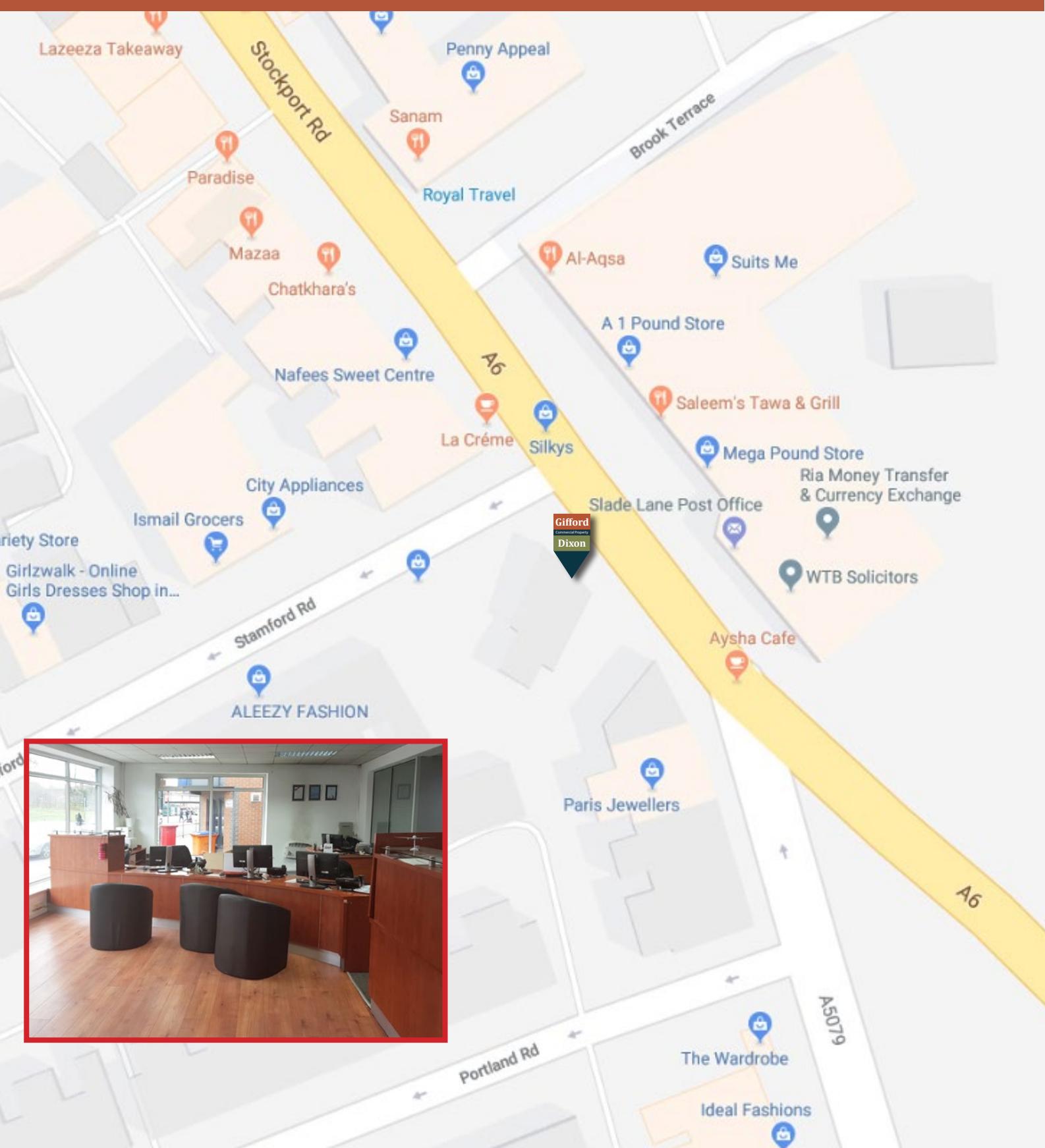


Subject to contract

14th May 2018

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The plans and drawings provided are not to scale and are for indicative purposes only.

#### Important Notice

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