

Gifford Dixon

Commercial Property

TO LET



Units 1-2 Penny Black Chambers, 13-15 Barton Road

Worsley, Manchester, M28 2PD

Ground Floor Commercial Premises

504 Sq Ft (46.82 Sq M)

£15,000 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

Situated on the busy and popular Barton Road along a parade of retail, office and leisure premises in the affluent town of Worsley.

Manchester City Centre is located around 7 miles to the East, and the immediate area boasts excellent transport links, being less than a minutes' drive to Junction 13 of the M60 orbital motorway. Conveniently, the Trafford Centre is located around a 5-minute drive away from the premises.

Other nearby users include George's Restaurant, Village Newsagents and Hidden Beauty.

DESCRIPTION

This ground floor former estate agent premises is suitable for a number of uses, including shop; financial and professional services; café; and general office use. The property is accessed via dual entry doors off Barton Road and provides well-appointed and largely open plan commercial accommodation.

The unit also benefits from kitchen and toilet facilities, plus storage.

ACCOMMODATION

The main entrance door off Barton Road leads to the following accommodation: -

Ground Floor	Sq. M.	Sq. Ft.
Main shop area	31.2	336
Storage	4.72	51
Kitchen/ Office	8.86	95
Rear Store/ Cloak room	2.04	22

Plus W/C to the rear.

RENT

£15,000 per annum.

SERVICE CHARGE

The current years' service charge contribution for this unit stands at £1,412. This covers a contribution towards maintenance and decoration of the exterior of the building.

LEGAL COSTS

The incoming tenant will be responsible for the landlords' solicitors' reasonable fees in the preparation of the lease.

PERMITTED USE

Following recent government guidance the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020 come into force on 1st September 2020.

This property will thereafter be classified as 'E' (commercial, business and service uses) which we understand will allow the free movement of uses that fall within this new classification without the need for planning.

Permitted uses here will therefore include the current uses of A1 (shop), A2 (financial & professional services), A3 (café & restaurant), B1 (offices, research and development), D1 (clinics, health centres, creches, day nurseries), D2 (recreation and fitness)

BUSINESS RATES

We understand from the VOA website that the current (2017) Rateable Value is £12,250.

Small business rate relief may be available on this premises, depending on the ingoing tenants' individual circumstances.

Intending lessees should satisfy themselves as to the extent of all potential outgoings, including rates payable and any relief available to them based on their individual circumstances.

VAT

We understand that VAT is applicable and charged on this property.

TERMS

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

VIEWINGS

Strictly by appointment with :

Gifford Dixon

Commercial Property

Steven Gifford-Dixon

T: 0161 667 1317

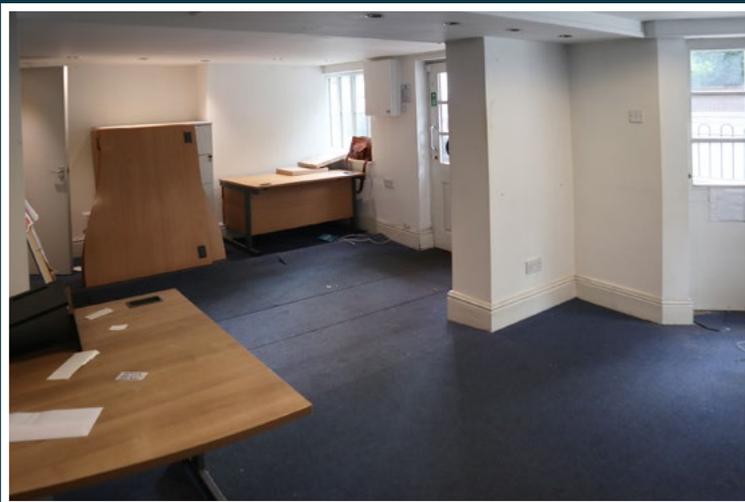
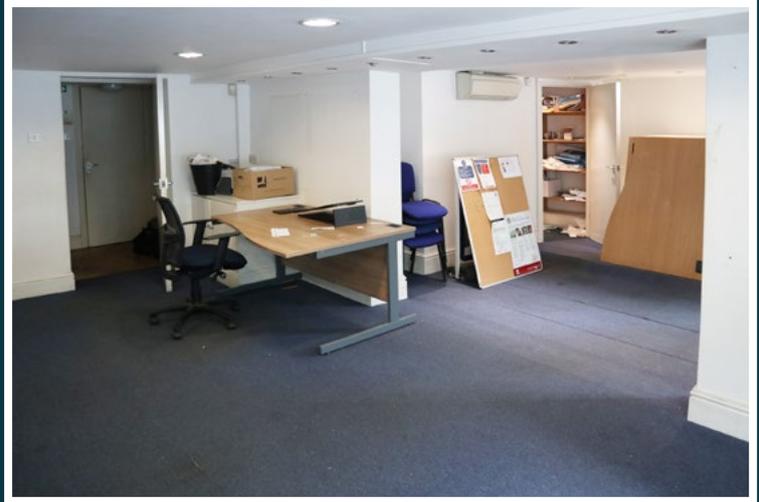
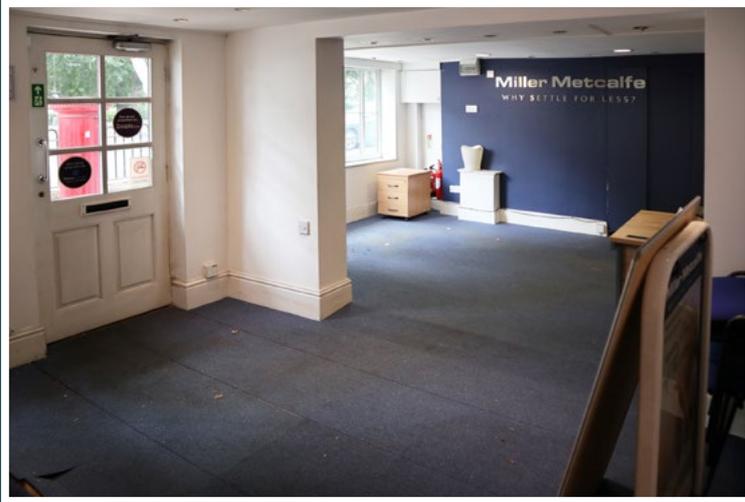
M: 07779 263914

E: steven@gifforddixon.co.uk

Subject to contract
24th July 2020

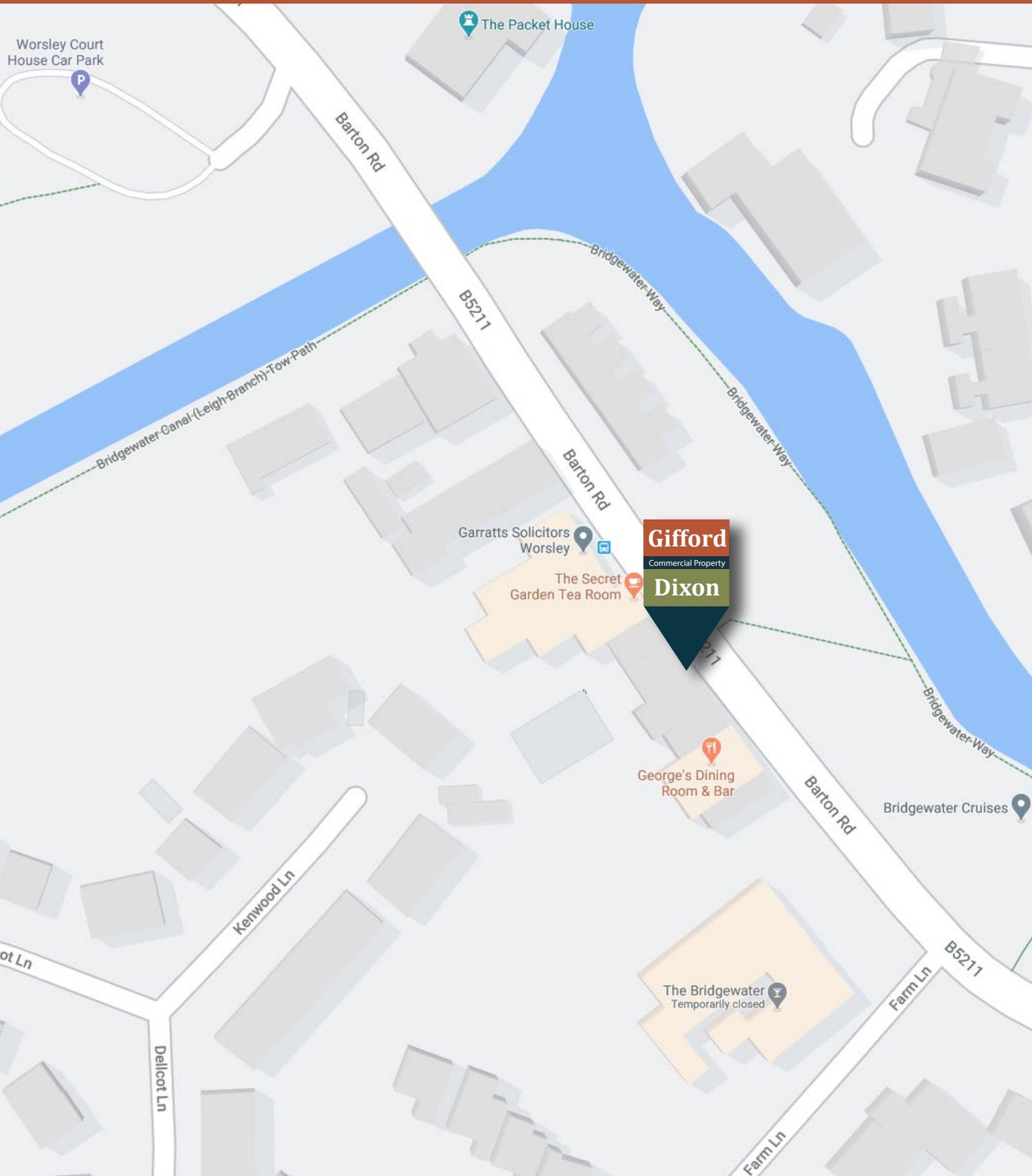
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