

Gifford Dixon

Commercial Property

TO LET



35 Manchester Road, Denton, Manchester, M34 3JU

Ground Floor Commercial Property

956 Sq Ft (88.8 Sq M)

£13,000 per annum

gifforddixon.co.uk

0161 667 1317

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LOCATION

The property is situated in a prominent position on the South side of Manchester Road close to the junction of Market Street in Denton town centre.

Manchester City Centre is located approximately 5 miles to the west, and the immediate area boasts excellent transport links, being less than half a mile to Junction 1a of the M67 and less than 2 miles to the M60 Motorway.

DESCRIPTION

The property is a substantial two storey mid terrace unit of brick construction under a pitched slate roof. The subject of this letting is the double fronted commercial unit to the ground floor, with additional basement storage.

The commercial unit, which has most recently been used as an Estate Agency office, is available for a number of uses including retail, café, restaurant, clinic and PT studio under a new 'E' rating (commercial, business and service) from the Town & Country Planning Order 2020.

Internally the ground floor is largely open plan with two partitioned offices/meeting rooms leading to a kitchen/store and W/C facilities to the rear. The basement provides additional storage space.

ACCOMMODATION

As measured on a net internal basis (NIA) in accordance with the RICS Property Measurement 1st Edition: -

Ground Floor	Sq. M.	Sq. Ft.
Shop front including offices	75.8	816
Kitchen/store	13	140

Plus W/C to the rear and basement.

TERMS

The premises are available by way of an assignment of an existing 10 year lease from 11th February 2014 on effective full repairing and insuring terms at a passing rent of £13,000pa.

RENT

£13,000 per annum.

BUSINESS RATES

Rateable Value (2017 List) - £11,750.

100% 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.

EPC

We understand that an EPC has been commissioned and will be made available on request.

VAT

We understand that VAT is not applicable to the rent on this property.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

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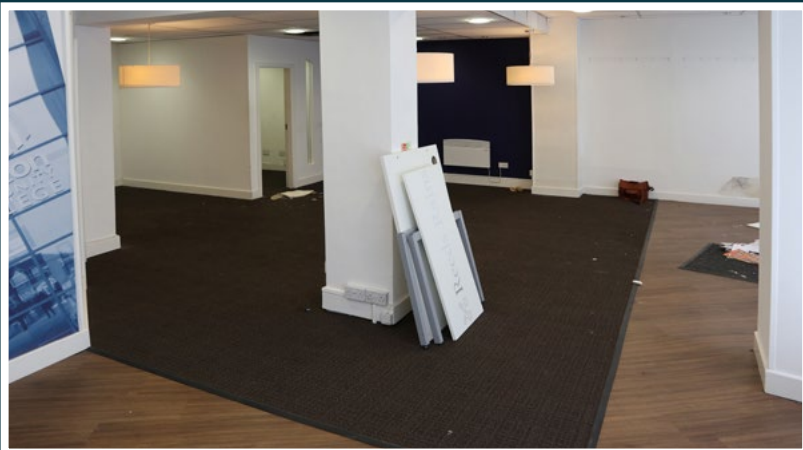
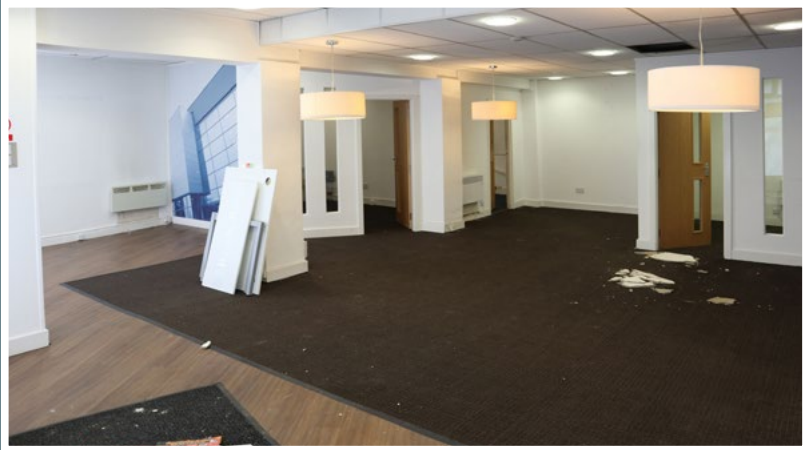
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Subject to contract
10th December 2020

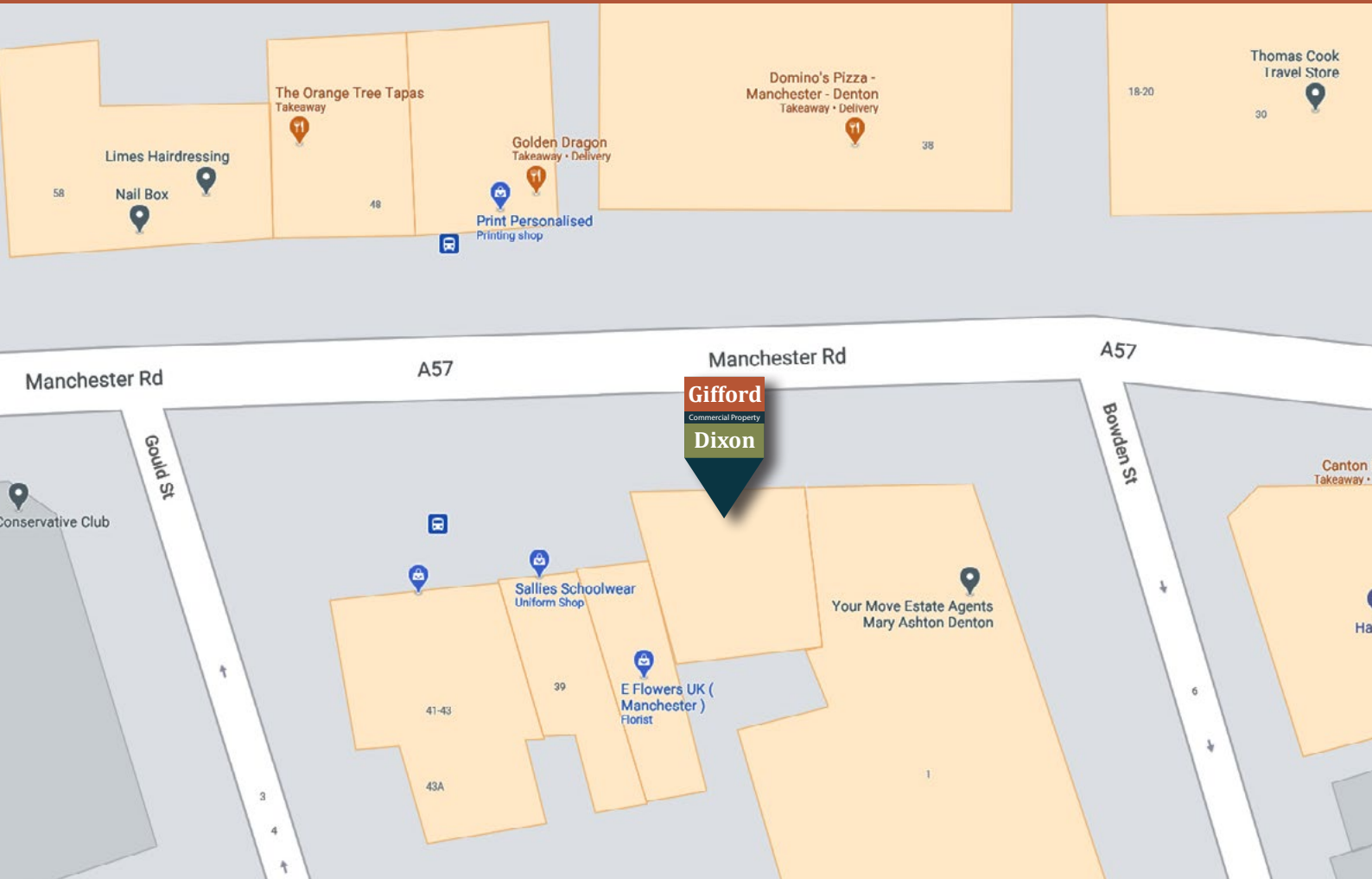
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