

Gifford Dixon

Commercial Property

TO LET



323 Palatine Road, Northenden, Manchester, M22 4HH

Ground Floor Retail Premises

61.6 Sq M (663 Sq Ft) plus basement

£12,000 pa

gifforddixon.co.uk

0161 667 1317

Gifford Dixon



0161 667 1317

Gifford Dixon

LOCATION

Situated in the heart of Northenden, the property fronts onto Palatine Road, one of South Manchester's busiest stretches of road and a popular residential location.

The property benefits from excellent transport links being around a minutes' drive from junction 4 of the M60 motorway and is also on a main bus route into Manchester City Centre. Nearby users include Costa Coffee, Subway and Nisa Local.

DESCRIPTION

The property comprises a two-storey mid terrace brick-built building beneath a pitched slate roof. The subject of this letting comprises the ground floor shop premises plus basement and rear enclosed yard. The property benefits from largely open plan retail accommodation to the front, with stud partitioned office/treatment room and store plus W/C and kitchen to the rear of the property.

The commercial space is available for several potential uses including office, retail, café, clinic, and PT studio under a new 'E' rating (commercial, business and service) from the Town & Country Planning Order 2020.

ACCOMMODATION

Access to the subject retail premises is provided via key fob entry roller shutter fronting onto Palatine Road, where a glazed shop frontage leads to the following accommodation:

Ground Floor	(Sq Ft)	(Sq M)
Shop	486	45.17
Treatment Room	61	5.67
Store	30	2.76
Kitchen	86	8
TOTAL	663	61.6

Plus W/C to rear, basement (measuring approximately 20 Sq. M.) and small enclosed yard to rear.

SERVICES

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

EPC

C (69)

RENT

£12,000 per annum

LEASE TERMS

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

BUSINESS RATES

Rateable Value (2017 List) – £6,400

100% Small Business Rate Relief may be available depending on the ingoing tenants' individual circumstances. Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in this transaction.

POSSESSION

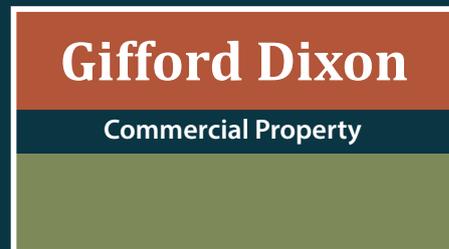
Vacant possession is available on completion of all legal formalities.

VAT

We understand that VAT is not applicable to this property.

VIEWINGS

Strictly by appointment with :



Steven Gifford-Dixon

T: 0161 667 1317

M: 07779 263914

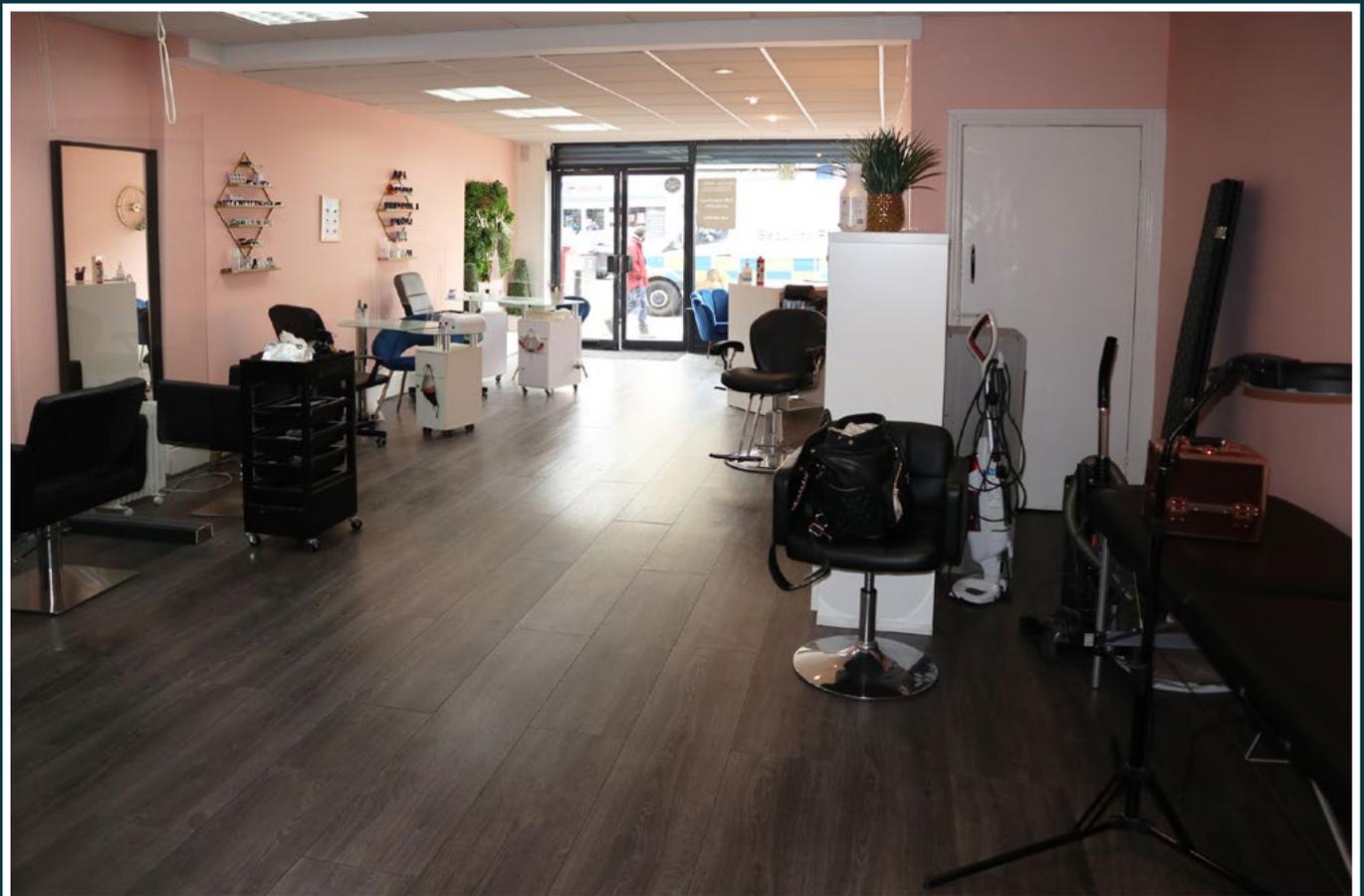
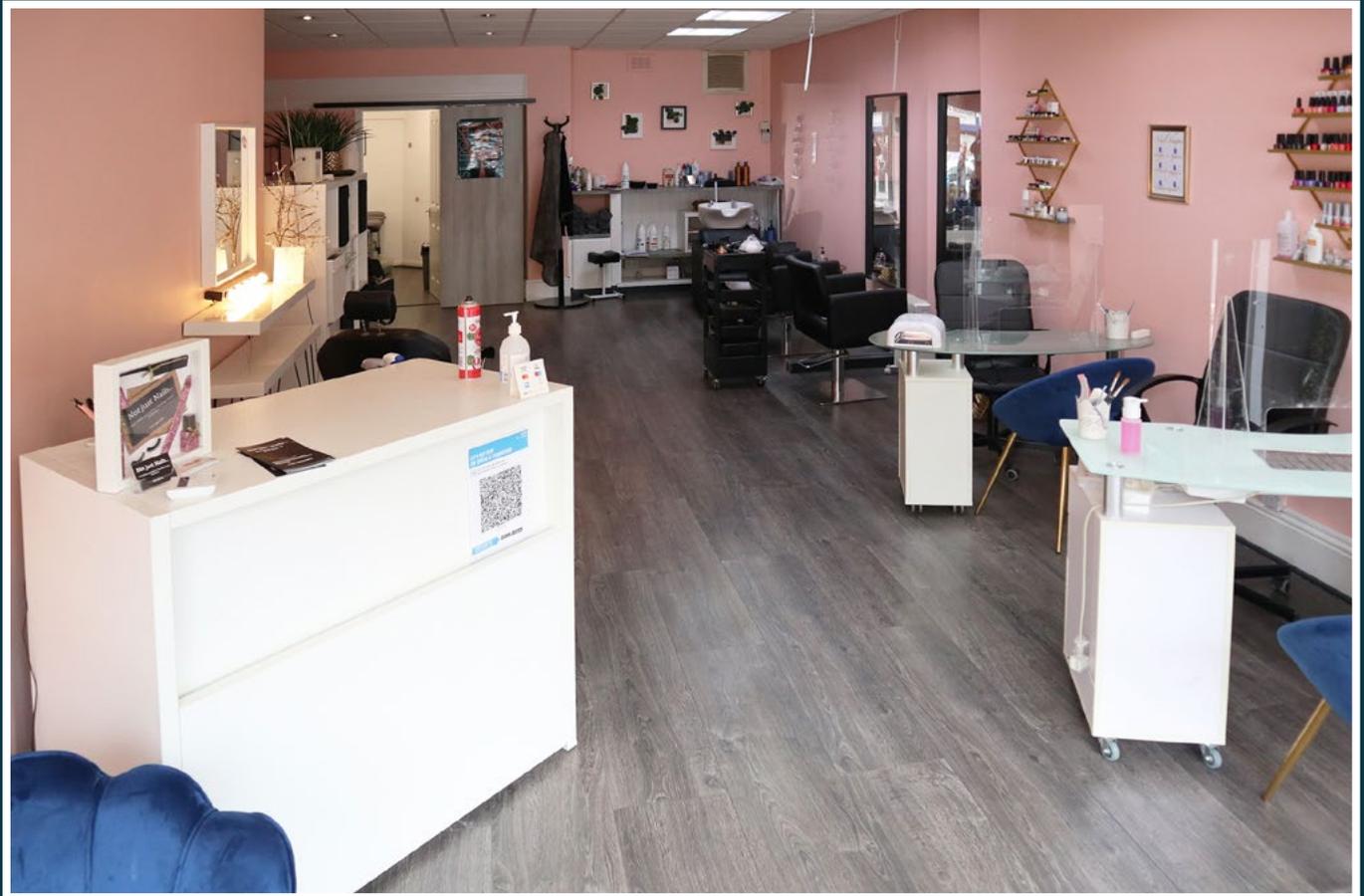
E: steven@gifforddixon.co.uk

W: gifforddixon.co.uk

Subject to contract 13th April 2021

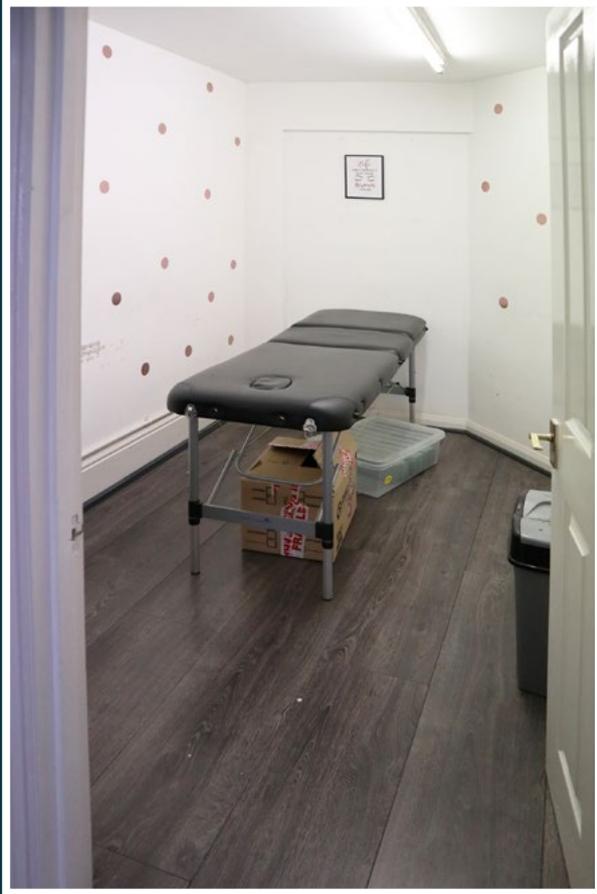
0161 667 1317

Gifford Dixon



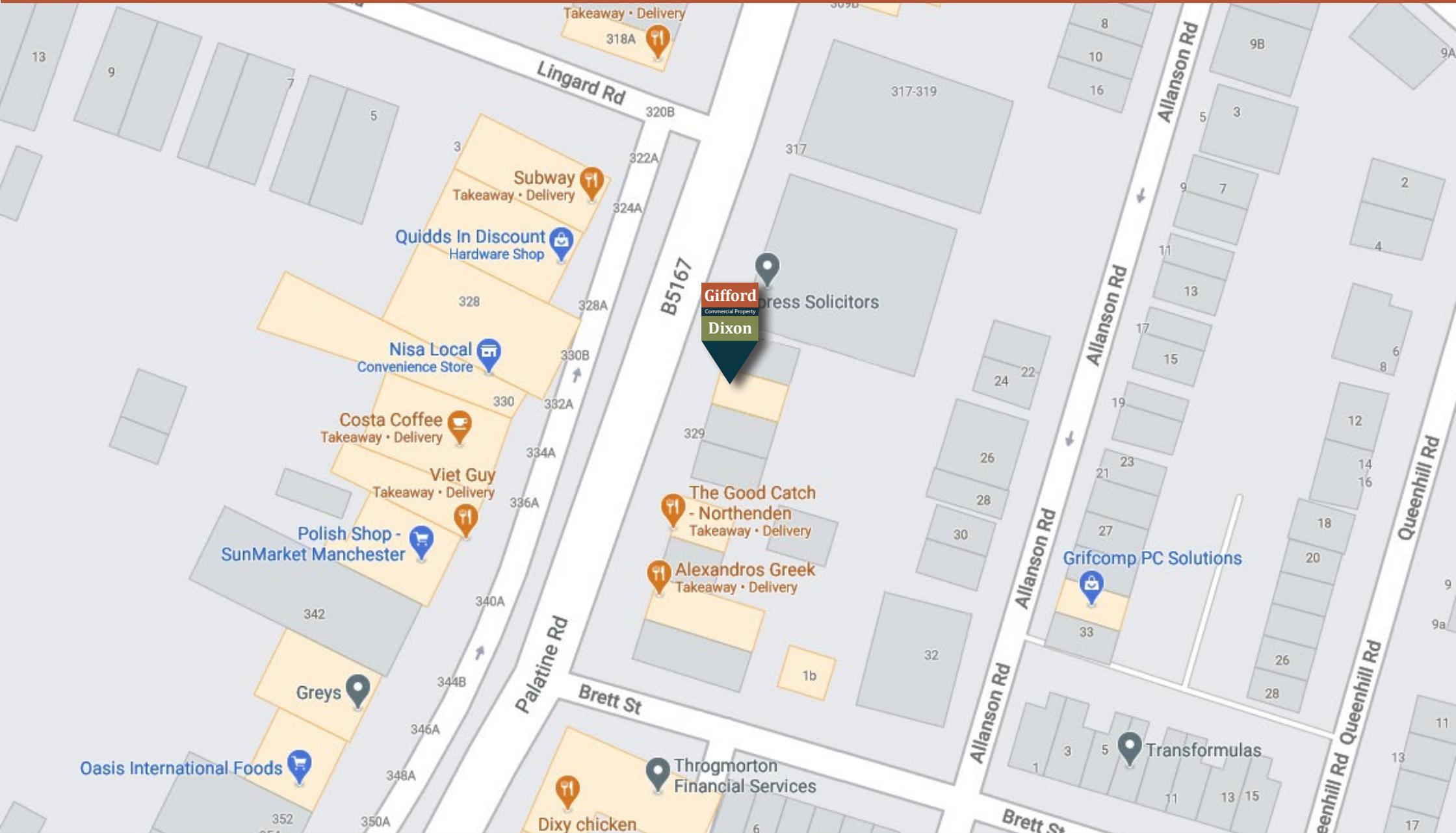
0161 667 1317

Gifford Dixon



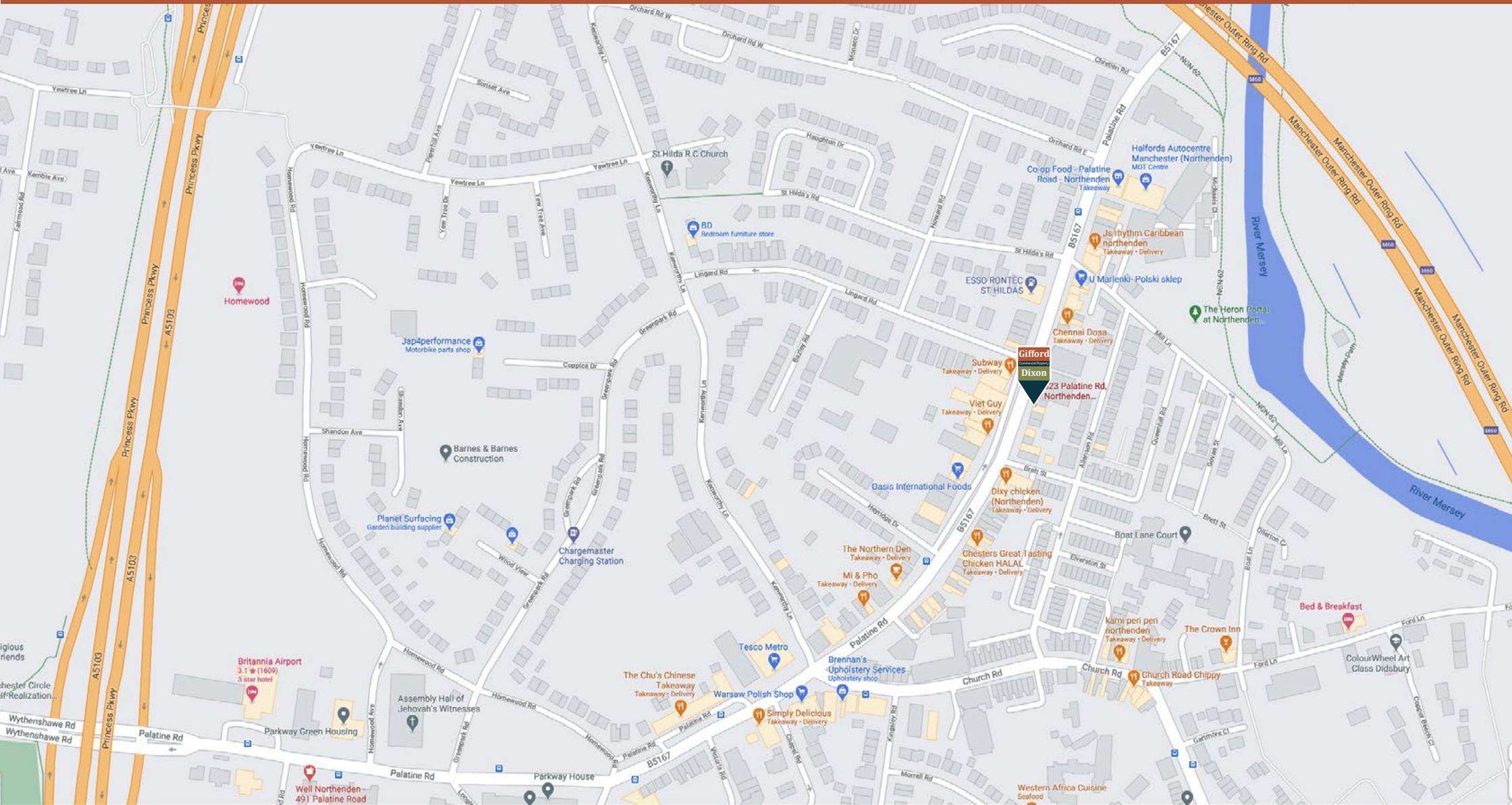
0161 667 1317

Gifford Dixon



0161 667 1317

Gifford Dixon



Important Notice: Gifford Dixon Commercial Property for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that these particulars do not constitute, nor constitute any part of, an offer of contract. None of the statements contained in these particulars as to the property are to be relied on as statements of fact. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor(s) or lessor(s) do not make or give and neither Gifford Dixon Commercial Property nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. Finance Act 1989. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

0161 667 1317