Gifford Dixon

Commercial Property

Leisure, Retail To Let

£15,000 per annum

902 sq ft

2A Royle Green Road, Northenden, Manchester, M22 4NG

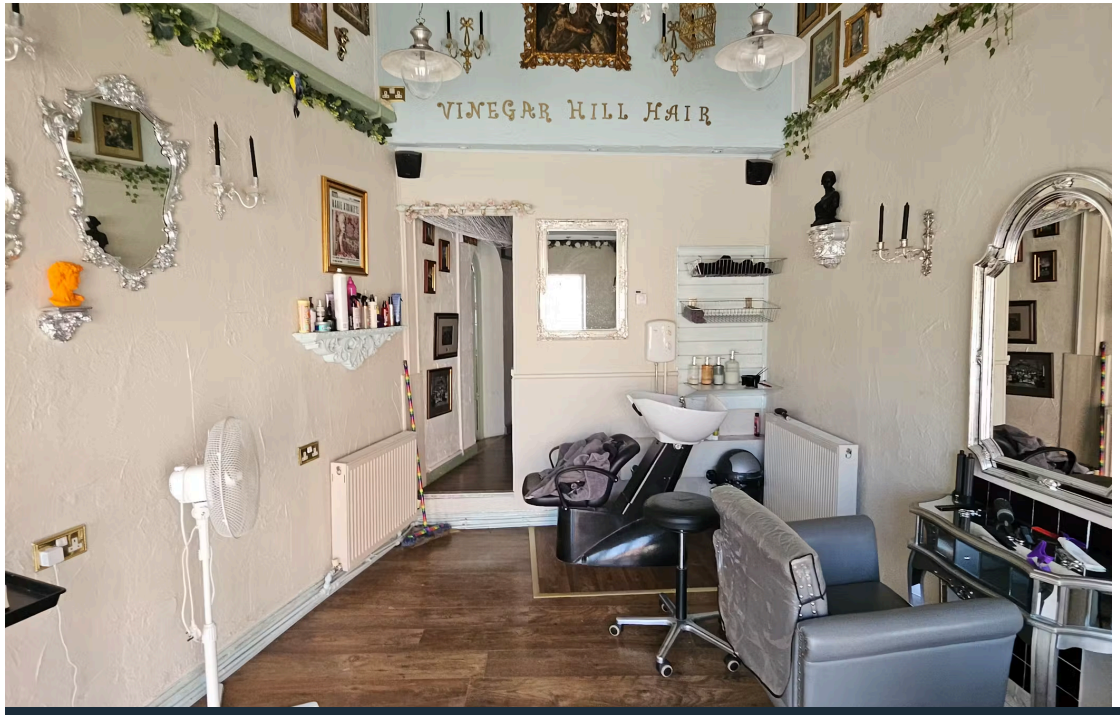
Double shop frontage located on the corner of Church Road and Royle Green Road

- Substantial retail premises
- Well appointed throughout
- Private car park with one space included
- Highly visible premises
- Suitable for retail, cafe/restaurant, salon uses
- Large enclosed yard to rear



0161 667 1317
gifforddixon.co.uk





Description

The property sits towards the end of a parade of two-storey properties of traditional brick construction under a pitched slate roof. The subject of this letting is the double fronted ground floor retail unit plus basement and rear yard.

Internally the ground floor is well appointed and consists of two salon rooms to the front, with treatment room and kitchen off. To the rear of the property are customer and staff W/C facilities, plus office/store and larger staff room/kitchen. There is also a generous enclosed yard to the rear with gates opening onto the car park to the rear, and a basement offering further storage space. One car parking space is included within the rent, while a further parking space may be rented separately.

Location

The property is located in a prominent position on the corner of Royal Green Road and Church Road, just off Palatine Road, within Northenden and forms part of an established retail parade and currently trades as 'Vinegar Hill Hair'. Other nearby users include ‘Studio T Leigh’ hair salon, ‘JTB Northenden’ barbers shop, ‘Billionhairs’ dog grooming salon and ‘Church Road Chippy’.

The immediate area boasts excellent transport links, being within a minutes drive of Junction 4 of the M60 Motorway and less than 4 miles to Manchester Airport. The property is well served by bus via the Bee Network public transport infrastructure, with immediate bus access and nearby tram connections.



Summary

- Rent: £15,000 per annum
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Not applicable
- Legal fees: Ingoing tenant is liable for both parties legal costs
- EPC: C (63)
- Lease: New Lease
- Terms: 6 years

Further information

- View details on our website
- View Microsite

Contact & Viewings

Steven Gifford-Dixon
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steven@gifforddixon.co.uk

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Salon Room 1	151	14.03
Ground	Salon Room 2	161	14.96
Ground	Treatment Room	82	7.62
Ground	Kitchen	46	4.27
Ground	Office/Store	116	10.78
Ground	Kitchen/Store	132	12.26
Basement	Storage	214	19.88
Total		**902**	**83.80**

Terms

The premises are available on a new effective FRI (fully repairing and insuring) lease for a minimum of 6 years with upward only rent review at the end of the third year and all other terms to be agreed.

Business Rates

Rateable Value (2026 List) - £8,300

100% Small Business Rate Relief (SBRR) available to qualifying tenants. Interested parties are advised to make their own enquiries with the local council regarding rates payable and any relief available based on their individual circumstances.

Services

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

VAT

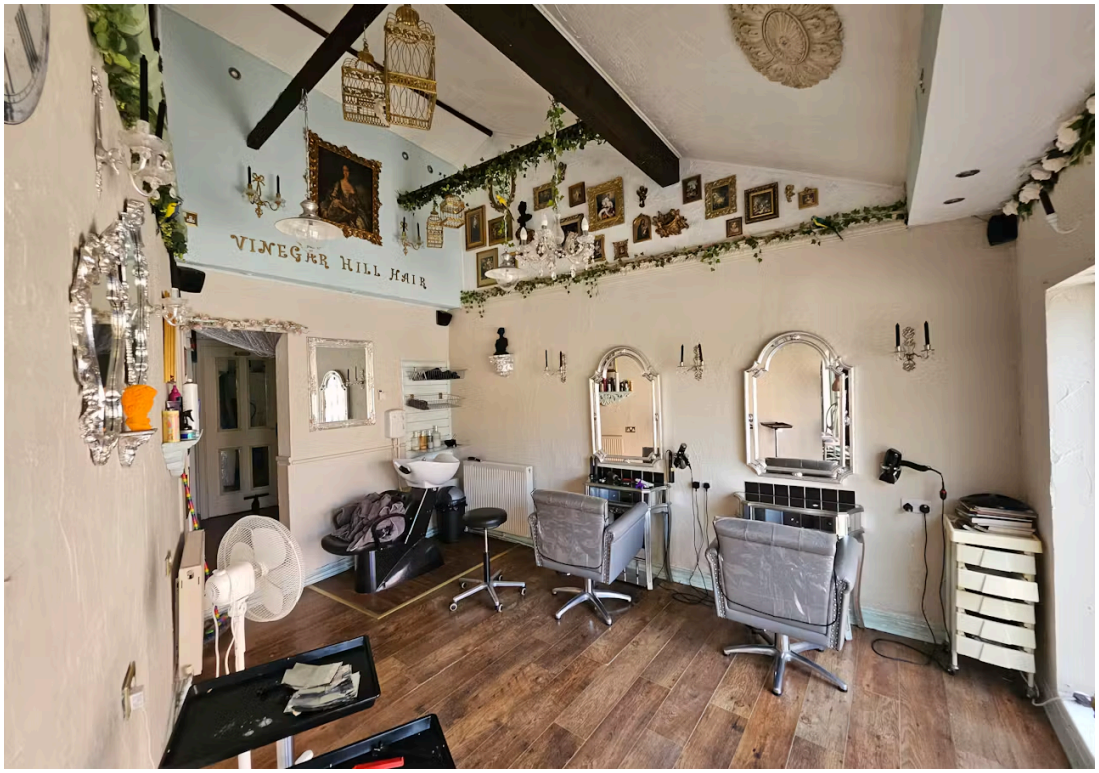
We understand that VAT is not applicable to this property.

Legal Costs

The ingoing tenant is to be responsible for the landlords' reasonable legal fees in the preparation of the lease and associated documentation.

Gifford Dixon
Commercial Property

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VINEGAR HILL HAIR


RUYLE GREEN ROAD
CHURCH ROAD
T-LEIGH
VINEGAR HILL HAIR

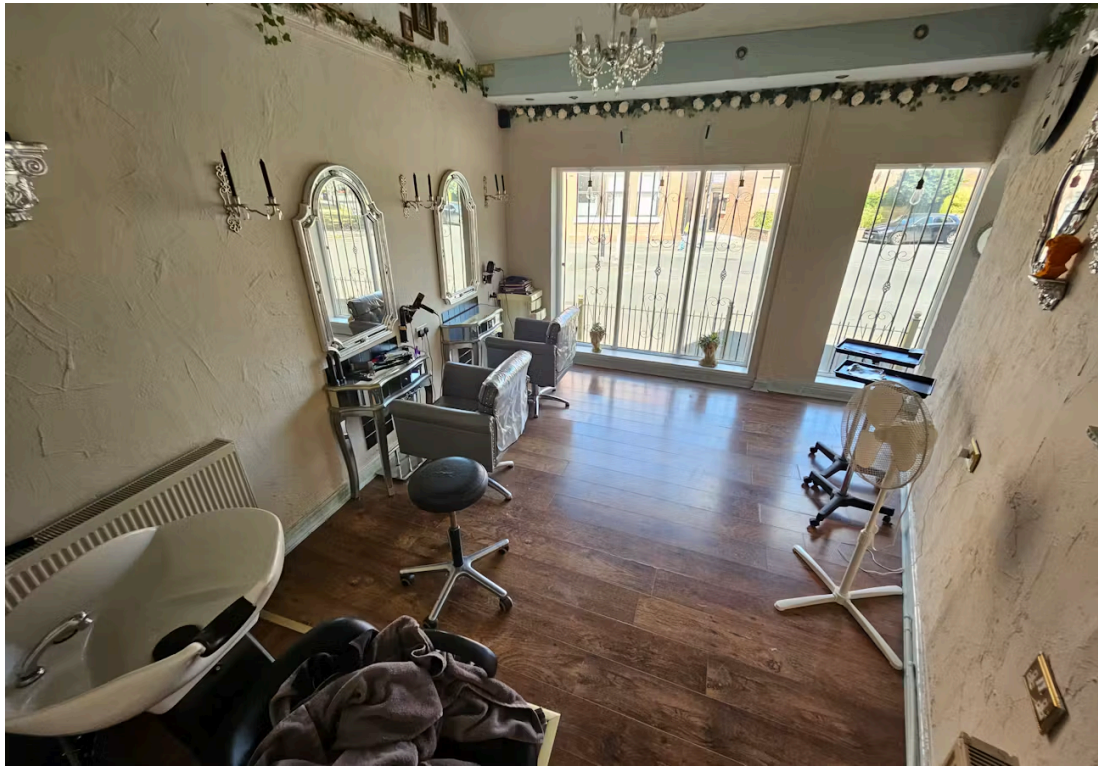









holiday stays &
happy days.



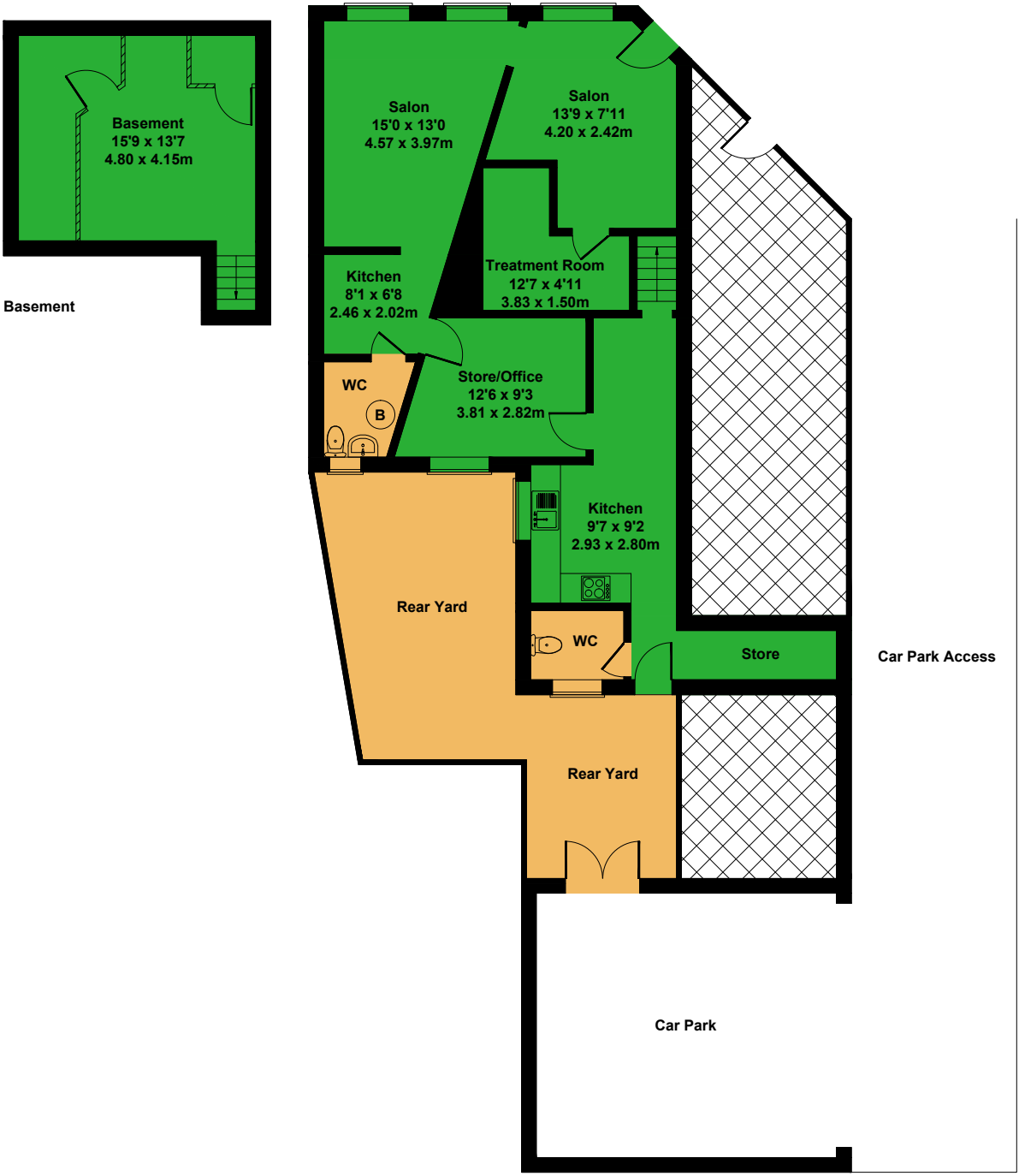



Studio T·LEIGH
VINEGAR HILL HAIR



2a Royle Green Road, Northenden

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Not to Scale. Produced by The Plan Portal 2026
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