Gifford Dixon

Commercial Property

Leisure, Retail To Let

£1,750 per month

1,094 sq ft

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344 Hollinwood Avenue, New Moston, Manchester, M40 0JB

Lock up retail premises located on a busy neighbourhood shopping parade

- Prominent main road frontage
- Open plan retail space
- Large residential catchment
- Excellent passing trade
- STRICTLY NO OFF LICENCES OR OTHER ALCOHOL USES CONSIDERED
- Fitted retail premises (subject to premium)

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Description

The property is located in the middle of an established parade of local and regional retail operators, and is a two-storey building of traditional brick construction under a pitched slate roof. The subject of this letting is the ground floor retail unit with extended garage to the rear and two private parking spaces to the front.

Internally the ground floor is recently refurbished and provides a large open plan retail space to the front, with kitchen and W/C facilities beyond and a connected garage to the rear providing useful storage space. Two private pull in car parking spaces are provided to the front of the shop.

Location

The property is well located on the boundary of New Moston (Manchester) and Chadderton (Oldham) in Greater Manchester and has most recently traded as a ‘Go-Local’ convenience store. The immediate area is a busy sub-urban environment that blends established residential streets with essential retail and commercial hubs.

The area boasts excellent transport links due to its position along major Greater Manchester transit corridors:
• Road Networks: Hollinwood Avenue connects directly to Junction 22 of the M60 motorway, offering rapid travel around Manchester and beyond.
• Public Transport: Regular bus services operate right along the road via stops like Hollinwood Avenue (Stop A). The Hollinwood Metrolink Station is a short distance away, supplying direct tram links to both Manchester City Centre and Oldham town centre.



Summary

- Rent: £1,750 per month
- Business rates: 100% SBRR available to qualifying tenants
- VAT: Not applicable
- Legal fees: Each party to bear their own costs
- EPC: C (60)
- Lease: New Lease
- Terms: 6 years

Further information

- View details on our website
- View Microsite

Contact & Viewings

Steven Gifford-Dixon
0161 667 1317
steven@gifforddixon.co.uk

Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Shop	641	59.55
Ground	Kitchen	69	6.41
Ground	Garage storage	384	35.67
Total		**1,094**	**101.63**

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) - £9,700

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.

Premium

A premium of £10,000 is payable for the existing fixtures and fittings.

Services

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

VAT

We understand that VAT is not applicable to this property.

Legal Costs

The incoming tenant will be responsible for the landlord's reasonable legal costs for the preparation and completion of the lease

Availability

Available Immediately

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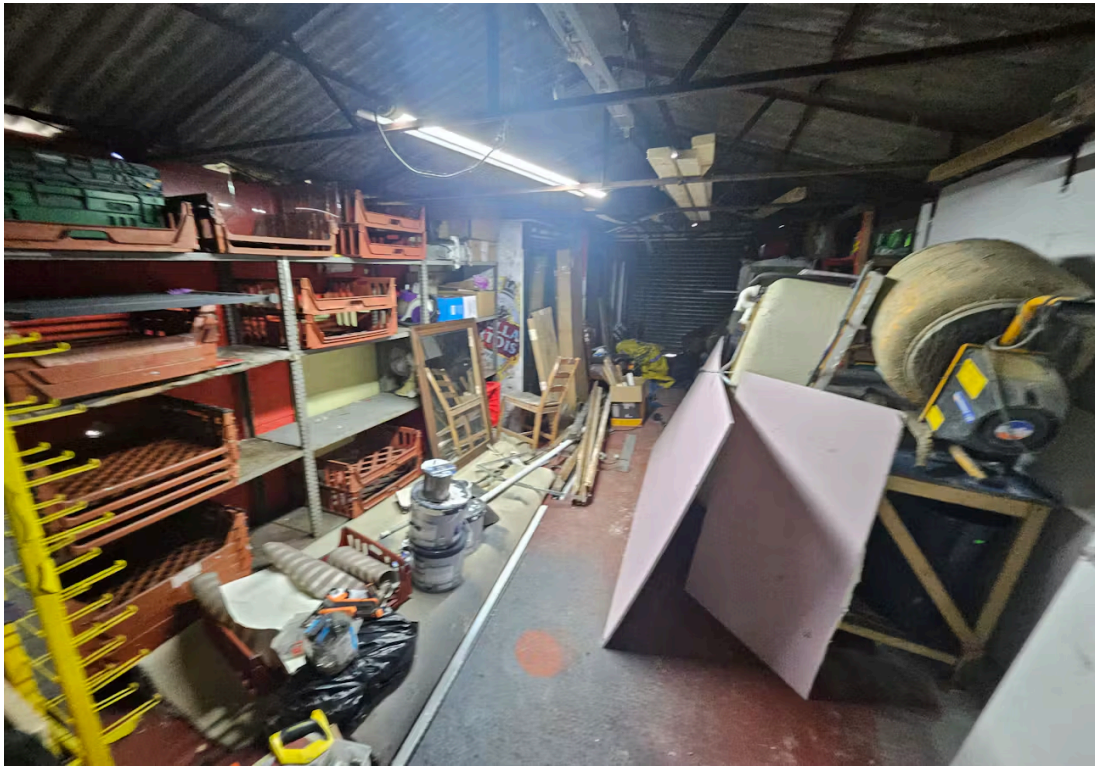
Chilled Soft Drinks



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