

TO LET



**HIGH STREET RETAIL PREMISES
1,510 SQ FT**

**181 Monton Road
Eccles
Manchester
M30 9PN**

- Popular High Street location
- High footfall
- Modern fitout
- Suitable for a variety of uses under 'class E'

LOCATION

The property is located on Monton Road in the centre of Monton, which is a busy retail high street approx. 4.5 miles west of Manchester City Centre. The surrounding area comprises an array of independent shops, cafes, bars and restaurants.

DESCRIPTION

The property is a two storey retail premises formerly used as a tanning salon. The ground floor is largely open plan save for a kitchen and a couple of small, partitioned rooms. The décor features white painted walls with modern spot lighting. The first floor includes further lightweight partitions, a small room and WC to the rear. There is further storage available in the basement and a yard to the rear of the property.

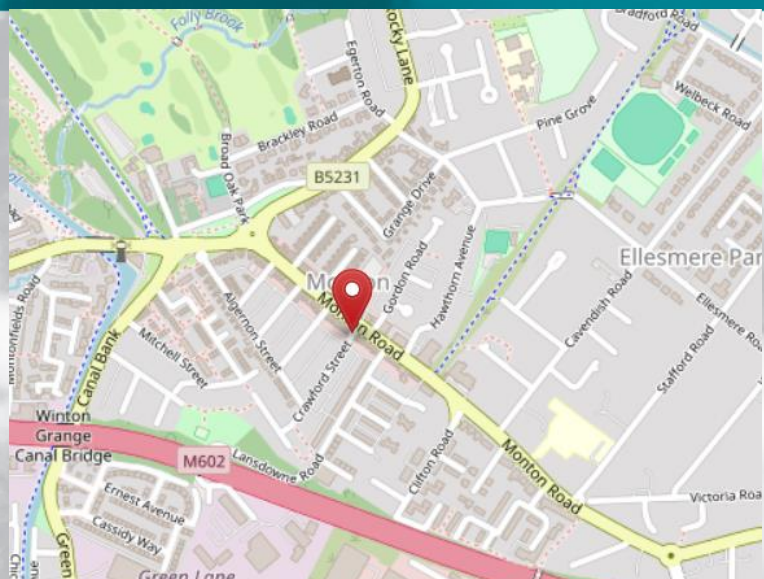
ACCOMMODATION

As measured to net internal area:

Ground Floor	48.64m ²	524 sq ft
First Floor	44.81m ²	482 sq ft
Basement	46.81m ²	504 sq ft
Total	140.26m²	1,510 sq ft

LEASE

The accommodation is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rental of **£30,000 per annum**.



BUSINESS RATES

The property has a rateable value of £14,500 as of April 2026.

EPC

The property has an EPC rating of B.

VAT

We understand that VAT is not applicable.

VIEWING

By appointment only with the sole agents:

W T GUNSON

Josh Hill
josh.hill@wtgunson.co.uk

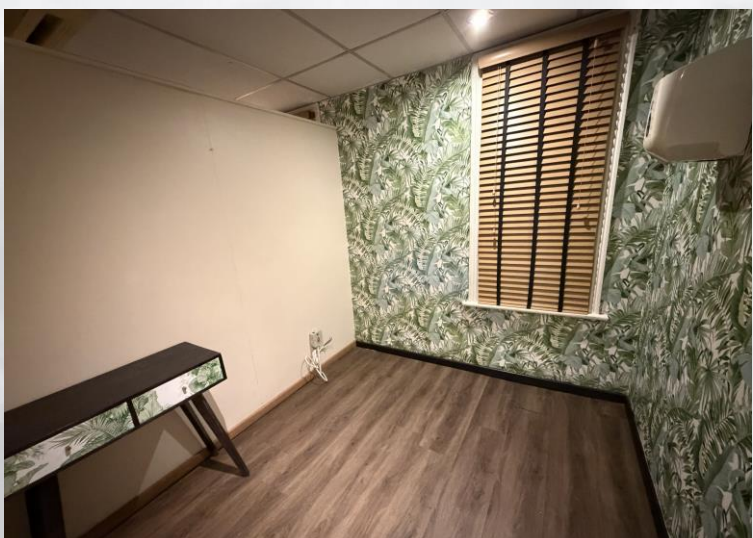
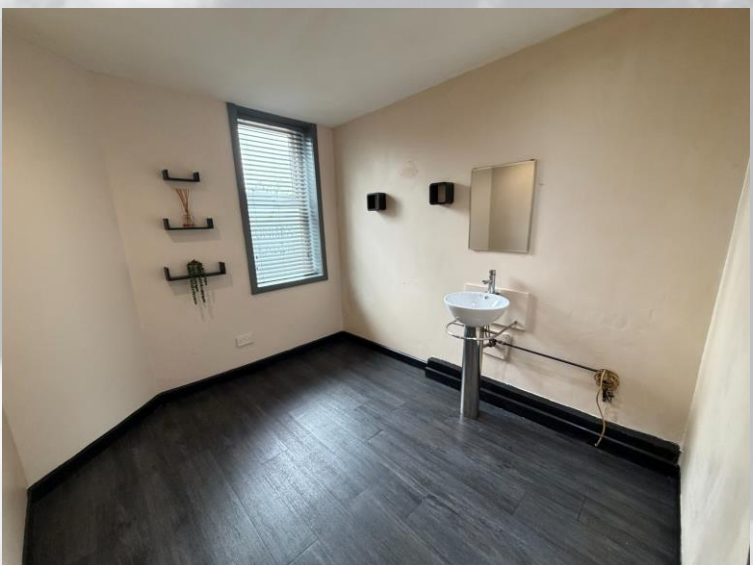
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