

FOR SALE/TO LET



**NEW BUILD – GROUND FLOOR
COMMERCIAL PREMISES (3,394 SQ FT)**

**349-359 Palatine Road
Northenden
M22 4FY**

- Popular South Manchester location
- Class E planning, suitable for retail, restaurant and office uses amongst others.
- High footfall with an excellent mix of national and independent retailers.

0161 833 9797 www.wtgunson.co.uk

LOCATION

Northenden is a popular South Manchester suburb, situated approximately 8 miles from Manchester City Centre. The property occupies a prominent position within the village's principal retail area, amongst a diverse mix of national and independent retailers. The area benefits from excellent transport connections to Manchester City Centre.

DESCRIPTION

The property comprises a new build ground floor commercial unit in shell condition, ready for fit out. The accommodation is open plan and benefits from an extensive glazed frontage. Rear access is provided via a gated car park.

ACCOMMODATION

As measured on a net internal basis the area is as follows:

Ground floor – 315 m² / 3,394 sq ft

Potential to split into two units measuring:

89 m² / 958 sq ft

153 m² / 2,436 sq ft

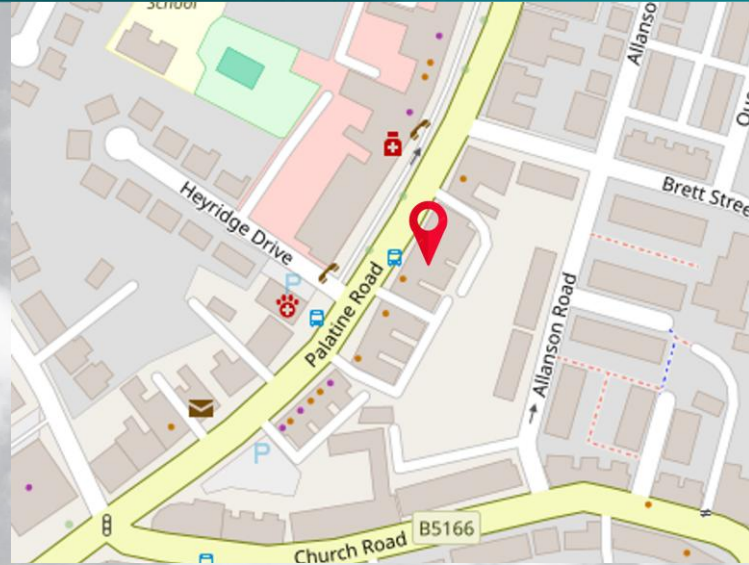
LEASE/SALE

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an **initial rent of £50,000 per annum.**

The property is available for sale with **offers in the region of £700,000.**

TENURE

The property is held under a 999-year long leasehold interest, with no ground rent payable.



EPC

A copy of the EPC is available upon request.

VAT

All prices quoted are exclusive of but may be liable to VAT.

BUSINESS RATES

The property will be assessed for business rates.

VIEWING

By appointment with the sole agent:

WT Gunson:

Neale Sayle

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Date of preparation: October 2026

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 **wtgunson**
commercial property consultants



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