

TO LET



TWO STOREY RETAIL PREMISES (c. 10,190 SQ FT)

**2 Station Road
Urmston
Manchester
M41 9JN**

- Popular southwest Manchester location.
- Excellent mix of national & independent retailers.
- Car Park included within demise.

LOCATION

Urmston is a popular suburb within the Metropolitan Borough of Trafford, approximately 6 miles southwest of Manchester City Centre. The property is situated on Station Road in Urmston Town Centre, amongst a mix of independent and national operators. The area benefits from good transport links, with Urmston railway station nearby providing services towards Manchester and beyond, alongside bus services connecting Manchester, Stretford and Trafford Park.

DESCRIPTION

The property comprises a two-storey end of terrace building occupying a prominent corner position, with an extensive glazed frontage onto the main road. The ground floor provides an open plan retail sales area with a suspended ceiling and strip lighting. The first floor provides storage accommodation and is served by a goods lift. Car parking is provided to the side of the property and is included within the demise.

ACCOMMODATION

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

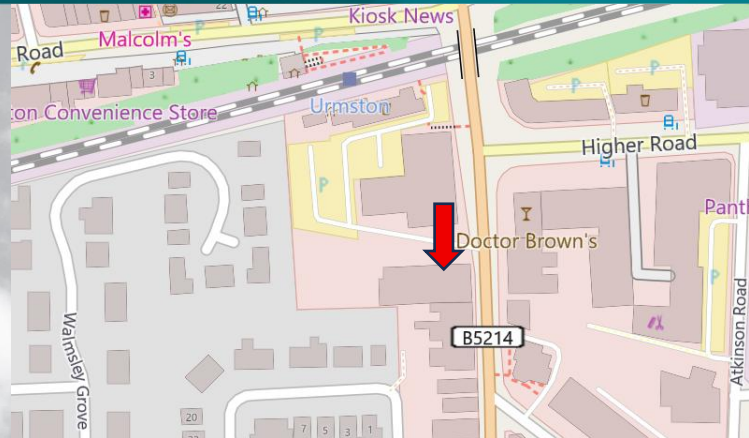
Ground Floor	- 473m ² / 5,095 sq ft
First Floor	- 473m ² / 5,095 sq ft
Total	- 10,190 sq ft

LEASE

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 £65,000 per annum.**

Potential to split:

Ground Floor Only:	£40,000 per annum.
First Floor Only:	£30,000 per annum.



BUSINESS RATES

The property has a Rateable Value of £47,250.

Rates payable are **£18,049.50 pa** (0.43p/£ - 2026/27).

EPC

A copy of the EPC is available upon request.

VAT

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

VIEWING

By appointment with the sole agent:

WT Gunson:

Neale Sayle
neale.sayle@wtgunson.co.uk

Mackenzie Maddison
mackenzie.maddison@wtgunson.co.uk

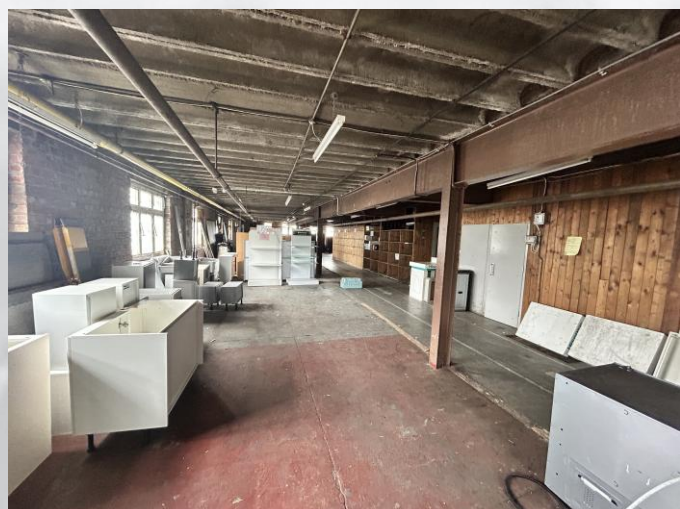
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