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commercial property consultants

FOR SALE/TO LET



NEW BUILD – GROUND FLOOR COMMERCIAL PREMISES (FROM 958 - 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.

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Suite 3.2, 3rd Floor
55 King Street, Manchester M2 4LQ
Email: agency@wtgunson.co.uk

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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

The premises is available as a whole or split as measured on a net internal basis the areas are as follows:

Whole	3,394 sq ft	£50,000 pa
Unit 1	2,436 sq ft	£38,000 pa
Unit 2	958 sq ft	£18,000 pa

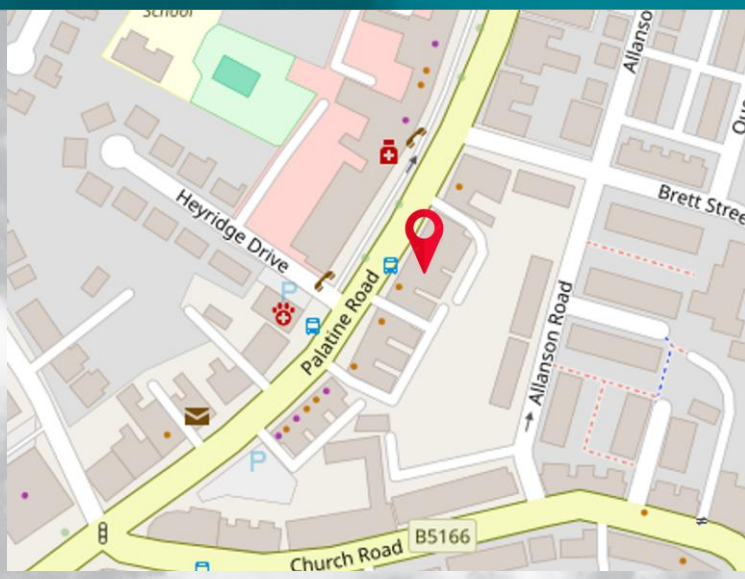
LEASE/SALE

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 rents as stated above.**

The property is available for sale at **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
neale.sayle@wtgunson.co.uk

Mackenzie Maddison
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RICS

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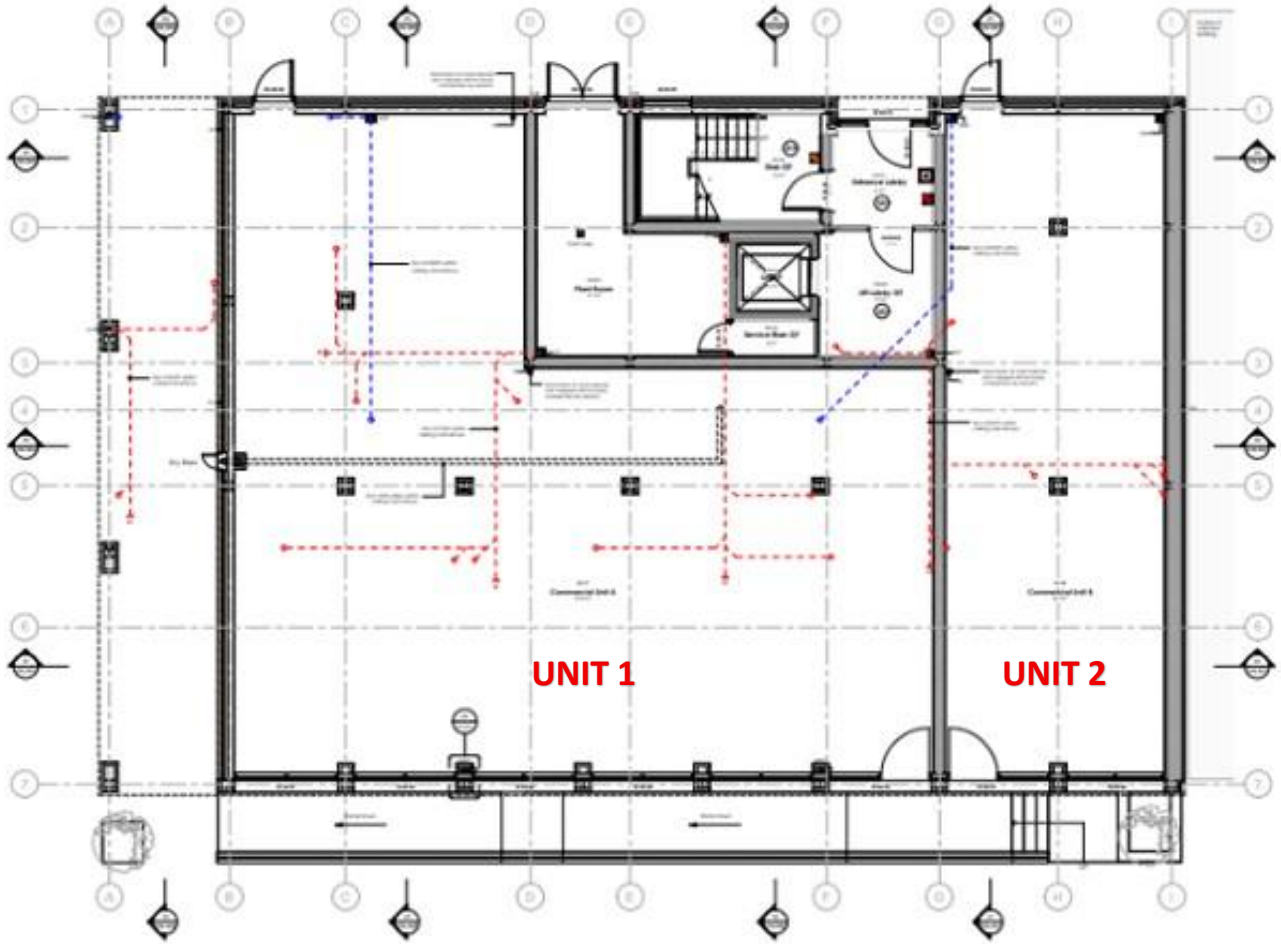
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