

TO LET



RogerHannah

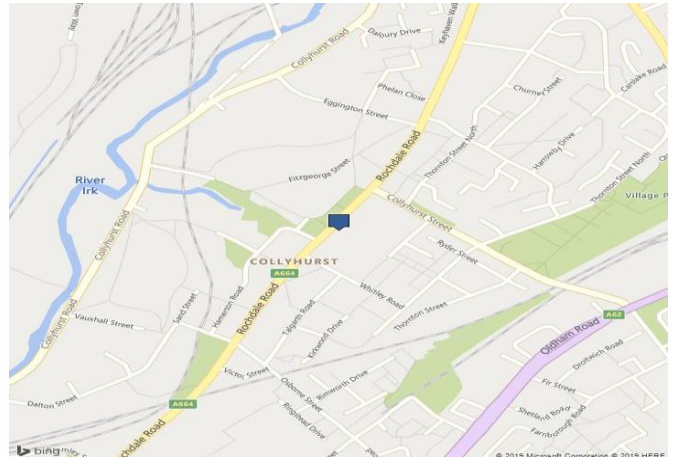


184 Rochdale Road, Manchester, M40 7RA

Ground Retail Unit with A5 Use
374 Sq Ft (34.74 Sq M)

- Planning Permission for Use as a Takeaway (A5 Use)
- Prominent Road side Position
- Fully Glazed Frontage
- LANDLORD INCENTIVES AVAILABLE





Location

The property fronts onto Rochdale Road (A664), a busy arterial route connecting Manchester City Centre to Middleton. Manchester City Centre is located approximately one mile south of the subject property. The property forms part of an established retail parade including a convenience store and jewellers/pawn brokers.

The surrounding area consists predominantly of residential housing.

Description

Two-storey brick built end terrace unit of traditional construction under a pitched slate tile roof with demised yard to the rear. The unit benefits from a fully glazed frontage behind a secure electric roller shutter. Access into the unit is via a double door.

Internally the unit is split into a main sales area with kitchenette/prep room to the rear as well as a WC. Externally there is a shared car parking bay to the front of the unit. We understand that mains services to the unit include electric, gas, water and drainage.

Accommodation

Measured in accordance with the RICS Property Measurement (2nd Edition) the approximate NIA areas are as follows:

Ground Floor Retail 374 sq ft / 34.77 sq m

Asking Rent

Available by way of an effective full repairing and insuring lease for a term of years to be agreed at an initial rental of £8,250 per annum.

VAT

VAT is applicable on this property.

Business Rates

Rateable Value: £4,550

Multiplier (2019/2020): 49.1p

Rates Payable: £2,234.05*

*Qualifies from Small Business Rates Relief

EPC

C (71). A copy of the EPC is available on request.

Viewing & Further Information

If you would like to view this property or would like further information please contact the Sole Agents:

Roger Hannah

Agent: Dan Rodgers

T: 0161 817 3399 (Opt1)

E: danrogers@roger-hannah.co.uk

Date of Preparation

11 November 2019