



Retail / Takeaway Unit To Let

Unit G8a

Ellesmere Retail Park, Manchester, M28 3UD

Retail TO LET

989 sq ft

(91.88 sq m)

- Popular retail park
- Modern building & layout
- Free parking

Unit G8a, Ellesmere Retail Park, Manchester, M28 3UD

Summary

Available Size	989 sq ft
Passing Rent	£18,000 per annum
Premium	Nil
Rates Payable	£7,734.50 per annum
Rateable Value	£15,500
Service Charge	£2,750 per annum
VAT	Applicable
EPC Rating	Upon Enquiry

Description

The property comprises a modern, open plan retail unit, benefiting from double height glazed frontage and branding opportunities. The premises was previously used as a hot food takeaway unit however, would suit a variety of uses.

Location

Located within Walkden, part of Greater Manchester, 8 miles outside of Manchester City Centre. The subject unit forms part of Walkden Retail Park, which is the primary retail park in the town of Walkden and benefits from weekly visitor numbers in excess of 150,000.

The site provides ample car parking with c2,000 spaces for customers & delivery vehicles with easy access from the main roads adjacent. The retail park is home to a number of multiple national occupiers such as M&S, Poundland, Pets at Home, Aldi, Barnardo's and Nando's.

Accommodation

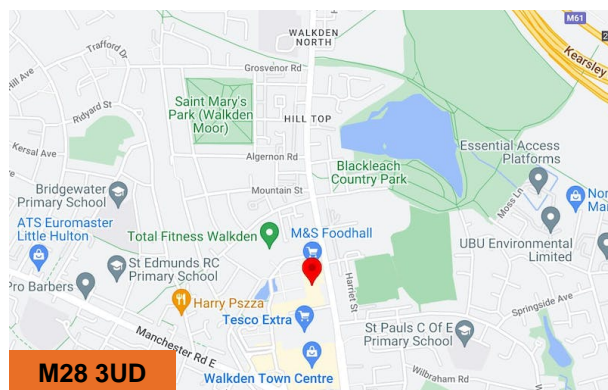
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	989	91.88	Available
Total	989	91.88	

Terms

Available by way of an Assignment of the existing lease due to expire 1st November 2030, subject to a break clause dated 1st November 2025. There is also an outstanding rent review dated 2nd November 2020.

Alternatively the premises may be available by way of a new Sub Lease on terms to be agreed.



Viewing & Further Information



Jacob Taylor-Edwards

07917516050 jacobtaylor-
edwards@tc-group.com