

Manchester - 401 Hollinwood Avenue, Moston M40 0JQ  
Retail Premises/Betting Shop to Rent



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Manchester - 401 Hollinwood Avenue, Moston M40 0JQ

## Retail Premises/Betting Shop to Rent



### Property Features:

- Comprises ground floor retail premises previously t/a Coral Betting Shop
- Benefits from Sui Generis use and suitable for AGC operator or bookmaker use
- VAT is NOT applicable to this property
- Total area size 77 sq m (833 sq ft)
- Available from December 2026 on a new lease with flexible terms to be agreed by negotiation
- Existing proven gambling location with nearby betting operator cluster
- Occupiers close by include Londis, Takeaway, Veterinary Practice, Restaurant and more.

### Property Description:

Comprises ground floor retail premises (Sui Generis), arranged as an open plan retail with kitchen and storage. The property benefits from fenced yard at rear and provides the following accommodation and dimensions:

Ground Floor: 77 sq m (833 sq ft)

Open plan retail, storage, kitchen, wc



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### Terms:

Available from December 2026 on a new lease with terms to be agreed by negotiation.

Rent: £307.69 per week (PCM: £1,333.33)

Deposit: £4,000 (3 Months)

### Rateable Value:

Rateable Value - £12,750 p.a.

Rates Payable ~ £1,750\* p.a.

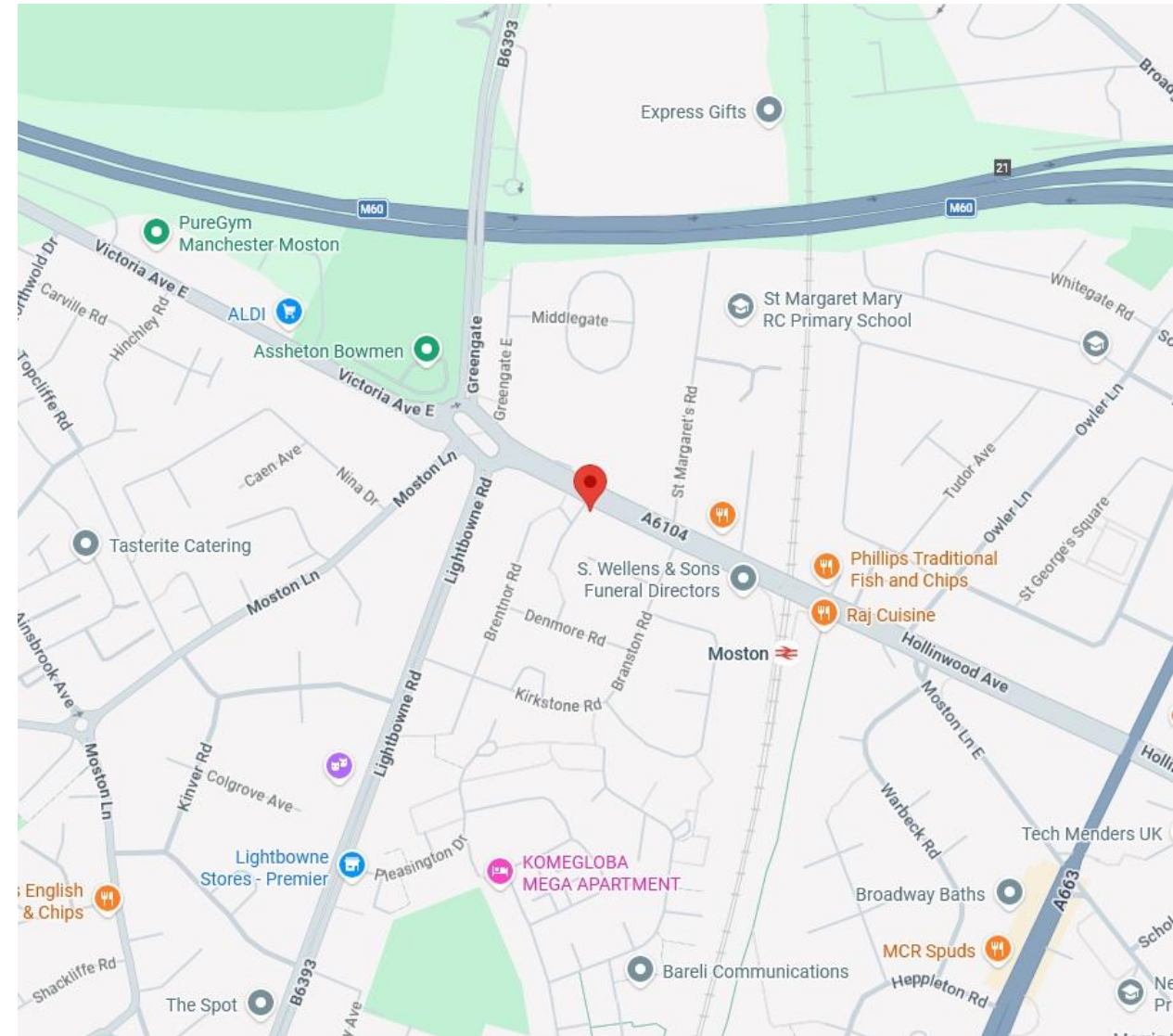
\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a B Rating. Certificate and further details available on request.

### Location:

Moston is a residential suburb of Manchester, located some 3 miles north-east of the City Centre. The property is situated on the south of Hollinwood Avenue, within short walk from Moston Train Station, which has regular services to Manchester (9 minutes fastest). Occupiers close by include Londis, Takeaway, Veterinary Practice, Restaurant and more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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