

GROUND FLOOR CORNER RETAIL UNIT - 1,190 SQFT (111 SQM) - **UNDER OFFER**

**ACADEMY APARTMENTS, 17 WARWICK ROAD,
OLD TRAFFORD, MANCHESTER, M16 0UH**



- ◆ **Highly Prominent Gateway Location**
- ◆ **Opposite University Academy 92 and Old Trafford Cricket Ground**
- ◆ **Rent of £25,000 per annum**

**TO
LET**



SITUATION

The property occupies a highly prominent location on the corner of Warwick Road and Talbot Road directly opposite UA92 University, diagonally opposite Old Trafford Cricket Ground, and alongside Trafford Town Hall.

The Old Trafford Metro-link stop is located 200 metres from the subject property. There is therefore a large amount of vehicular and foot traffic passing the site.

ACCOMMODATION

Ground floor net internal area 1,190 sqft (111 sqm)

There are 20 on-site car parking spaces.



RENT

The property is available on a new 10 year full repairing and insuring lease at a commencing rent of **£25,000 (twenty five thousand pounds)** per annum.

RATEABLE VALUE

The premises has yet to be assessed for rating purposes. Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

SERVICE CHARGE

A service charge will be applied for maintenance and upkeep of common parts.

TIMING

Immediately available.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

EPC

The property will be assessed for an EPC once works have been completed.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.



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VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

**SUBJECT TO CONTRACT
NOVEMBER 2021**

 [@MRRETAILEXPERT](https://twitter.com/MRRETAILEXPERT) 

WWW.CHEETHAM-MORTIMER.COM