

HIGHLY PROMINENT COMMERCIAL PROPERTY TO LET

288-292 BURY NEW ROAD, MANCHESTER, M7 2YJ



TO
LET

- ◆ **Established Commercial Roadside Location.**
- ◆ **Excellent frontage to A56 Bury New Road.**
- ◆ **6,578 sq ft (611 sq m) plus mezzanine.**



LOCATION

The property occupies a very prominent and highly sought-after location fronting Bury New Road (A56) approximately 1 mile north of Manchester City Centre.

The property sits alongside Tim Hortons drive through and opposite McDonalds drive through restaurant.

The property is in an established commercial roadside location with nearby occupiers including car dealerships, a Halfords Auto Centre and Pure Gym.

LEASE

The property is available on a new full repairing and insuring lease for a minimum term of 10 years with an upward only rent review every five years.

ACCOMMODATION

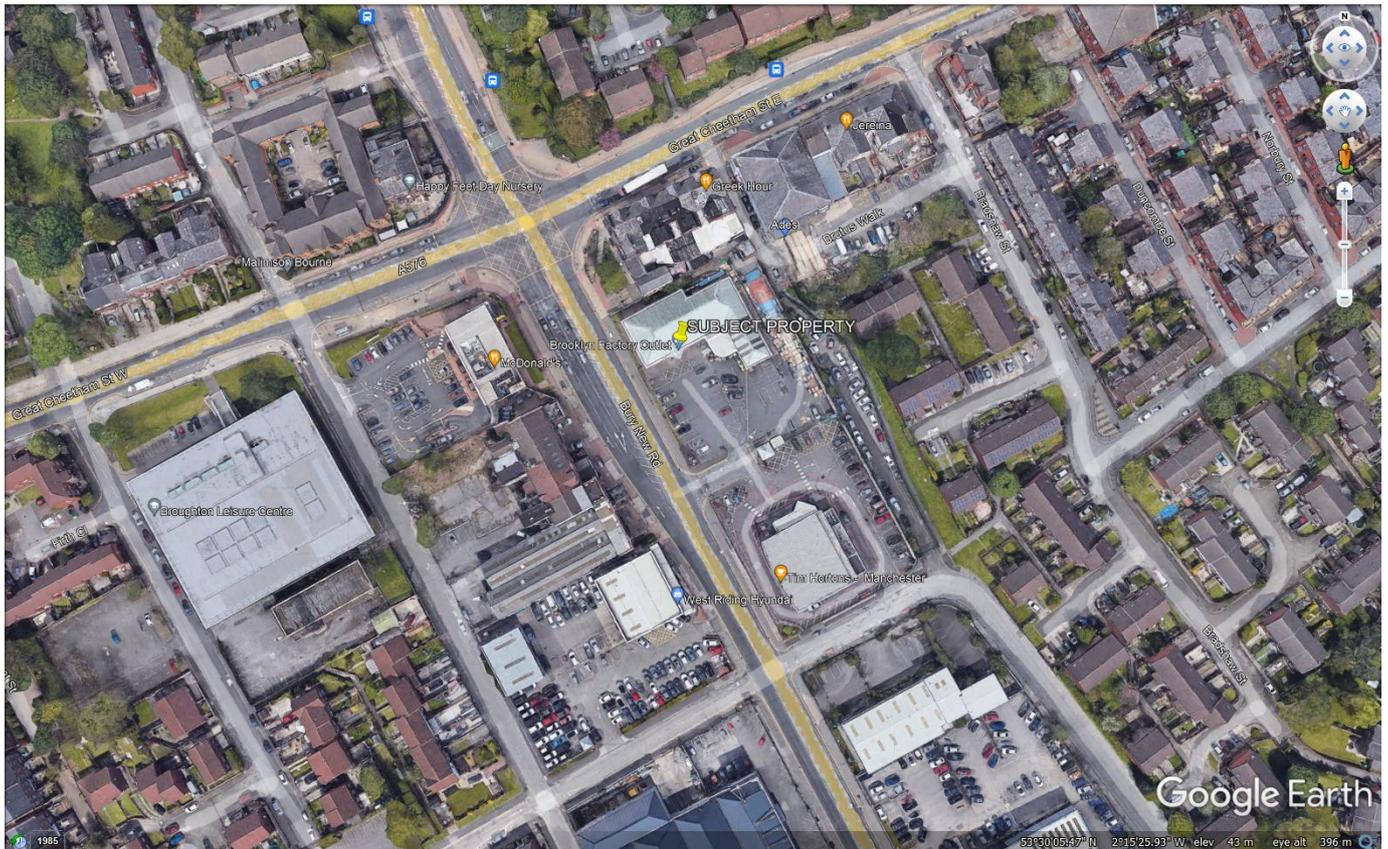
The property is arranged over ground floor and mezzanine and comprises the following approximate areas:

Ground Floor:	6,578 sq ft (611 sq m)
Mezzanine:	1,700 sq ft (158 sq m)

The property is capable of being sub-divided.

There is dedicated car parking for approximately 45 vehicles.

288-292 BURY NEW ROAD, MANCHESTER, M7 2YJ



RENT

The commencing rent will be based upon **£14 per sq ft**, exclusive of VAT.

BUSINESS RATES

The premises have a rateable value of £61,500. Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

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.

VIEWINGS

STAFF UNAWARE.

Strictly by appointment with Cheetham & Mortimer:

Contact: Stephen Perrett

Mobile: 07836 339 350

Email: sperrett@cheetham-mortimer.com

EPC

53 - C. A copy of the full certificate is available upon request.

LEGAL COSTS

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

ANTI- MONEY LAUNDERING REQUIREMENTS

It is a legal requirement under Anti-Money Laundering Legislation that we must verify the identity of a proposed purchaser/tenant once a sale or letting has been agreed. The proposed purchaser/tenant will be required to provide appropriate information before instructing solicitors and consent to this being checked with an external agency.

SUBJECT TO CONTRACT

APRIL 2022

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM