

TWO RETAIL UNITS TO LET

**ANCOATS GARDENS, ROCHDALE ROAD,
MANCHESTER, M4 4JR**



- ◆ **Highly prominent gateway location.**
- ◆ **Large frontage to Rochdale Road, with return frontage to Thompson Street.**
- ◆ **Brand new high spec development.**
- ◆ **Rent of £25,000 pa and £35,000 pa, respectively.**



SITUATION

The property occupies the ground floor of a new-built residential block that sits at the corner of Rochdale Road and Thompson Street.

The area has seen huge growth in residential developments and occupation and the scheme is located on the edge of the burgeoning Ancoats and Northern Quarter districts of Manchester City Centre.

Nearby occupiers are a mixture of independent bars, cafes and retailers, as well as more established names.

Manchester Victoria train station is approximately 500m from the property.



CGi for Unit 1:



CGi for Unit 2:



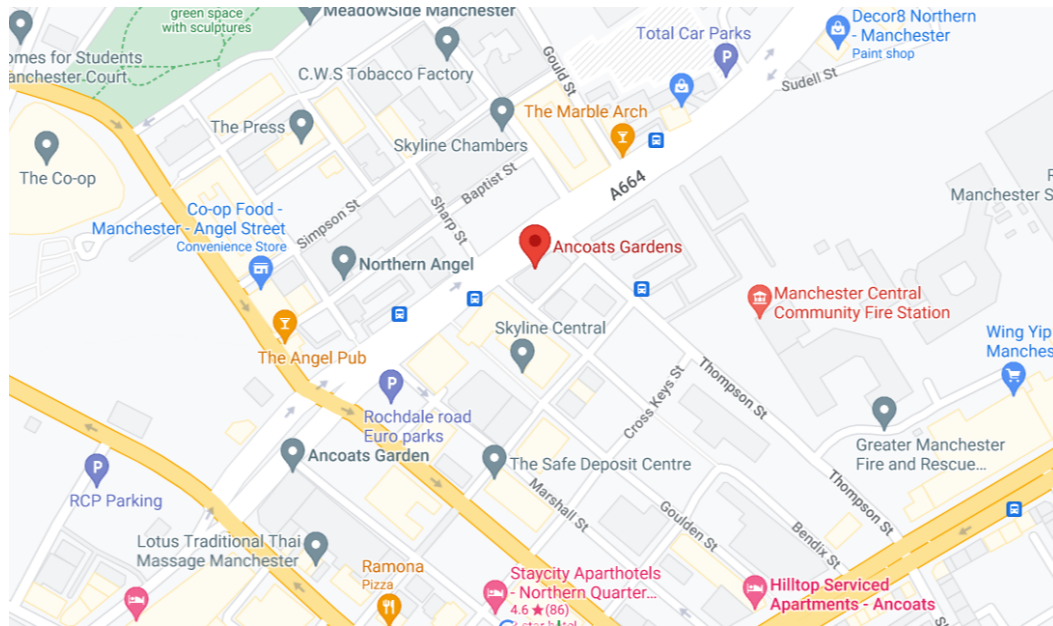
ACCOMMODATION

The development is to incorporate two ground floor retail units as follows:

Unit 1: 1,212 sq ft (113 sq m) net internal area.

Unit 2: 1,808 sq ft (168 sq m) net internal area.

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LEASE

The units are available by way of new 10-year leases on effectively full repairing and insuring terms with a 5th year rent review.

RENTS

Unit 1: £25,000 per annum (plus VAT).

Unit 2: £35,000 per annum (plus VAT).

BUSINESS RATES

The properties are yet to be assessed for business rates.

TIMING

The units will be available at the end of October 2022.

EPC

An EPC certificate will be available once the units are complete.

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/FURTHER INFORMATION:

Please contact Stephen Perrett.

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SUBJECT TO CONTRACT

AUGUST 2022

 @MRRETAILEXPERT 

WWW.CHEETHAM-MORTIMER.COM