

HIGHLY PROMINENT COMMERCIAL PROPERTY TO LET/MAY SELL

770 CHESTER ROAD, STRETFORD, MANCHESTER, M32 0FF



- ◆ **Established Commercial Roadside Location**
- ◆ **Frontage to A56 Chester Road**
- ◆ **Arranged over Ground and First floors**
- ◆ **£135,000 per annum**
- ◆ **Class E (Retail & Leisure) Planning Consent**



LOCATION

The property occupies a very prominent and highly sought after location fronting the A56 Chester Road which connects Manchester city centre to affluent south Manchester and the M60 motorway.

The property sits alongside the recently opened Lidl Supermarket, opposite which is Tesco Extra. Other significant retail developments nearby include White City Retail Park and Castlemoore Retail Park.

The property is in an established commercial roadside location with neighbours including Cazoo car dealership, Sure Store self storage and Harley Davidson dealership.

ACCOMMODATION

The property is arranged over ground and first floors and comprises the following approximate areas:

| | |
|------------------|--------------------------------|
| Ground Floor GIA | 11,833 sqft (1,100 sqm) |
| First Floor | 4,239 sqft (394 sqm) |

The property has a frontage to Chester Road of 76 ft (23.1 m) and return frontage to Avondale Road of 163 ft (49.6 m).

There is dedicated car parking for approximately 20 vehicles and rear servicing.

LEASE

The property is available on a new full repairing and insuring lease for a term of 10 years at a commencing rent of £135,000 exclusive of VAT and business rates. There will be an upward only rent review at the fifth anniversary of the lease.

FREEHOLD

The landlord will consider selling the property, with offers in excess of £1.75m required.

**770 CHESTER ROAD, STRETFORD, MANCHESTER,
M32 0FF**

Ground Floor Showroom



Ground Floor Showroom



First Floor



First Floor



770 CHESTER ROAD, STRETFORD, MANCHESTER, M32 0FF



RATEABLE VALUE

The premises have a rateable value of £67,000. Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

From 1st April 2023 the rateable value will be £61,500.

VAT

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

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.

EPC

The premises have an energy performance asset rating of 67 (Band C). A full copy of the EPC is available upon request.

LEGAL COSTS

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

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

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

SUBJECT TO CONTRACT JANUARY 2023



@MRRETAILEXPERT



WWW.CHEETHAM-MORTIMER.COM