

# HIGHLY PROMINENT COMMERCIAL PROPERTY TO LET/MAY SELL

770 CHESTER ROAD, STRETFORD, MANCHESTER, M32 OFF



- 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

Cheetham & Mortimer Limited, for themselves and for the vendors or lessors of this property whose agents they are, give notice that – these particulars do not constitute, nor constitute any part of, an offer or a contract.

All statements contained in these particulars as to this property are made without responsibility on the part of Cheetham & Mortimer Limited or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements of representations of fact. Any intending purchasers of lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction. The vendors or lessors do not make or give, and neither Cheetham & Mortimer Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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### 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.

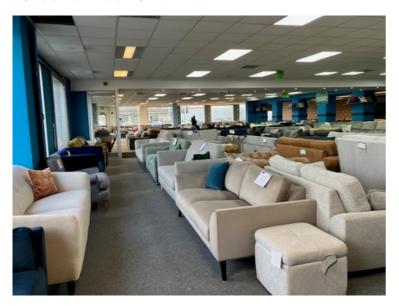
### **FREEHOLD**

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

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**Ground Floor Showroom** 



First Floor



**Ground Floor Showroom** 



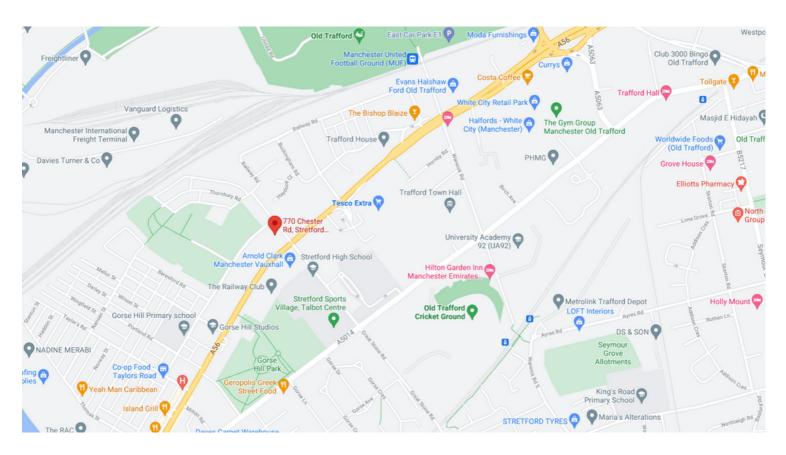
**First Floor** 



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### 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 up 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



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