

## RETAIL UNITS TO LET / FOR SALE

391 / 391A PALATINE ROAD, NORTHENDEN,  
MANCHESTER M22 4JS



- ◆ **Busy main road location**
- ◆ **New Build Units**
- ◆ **“White-Boxed”, ready for immediate occupation**

**TO  
LET/FOR  
SALE**

## 391 / 391A PALATINE ROAD, NORTHENDEN, MANCHESTER M22 4JS



### DESCRIPTION

Northenden is a busy Manchester suburb situated approximately 6 miles south of the city centre.

Palatine Road forms the principal arterial route through Northenden where occupiers include Tesco, Costa Coffee and Coop.

The units form part of a new build development comprising three ground floor retail units with residential apartments above.





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### ACCOMMODATION

The retail units are arranged on ground floor only and have the following floor areas and dimensions:

	<b>391 Palatine Road:</b>	<b>391A Palatine Road:</b>
Internal Width:	20 ft 0 in (6.1 m)	20 ft 5 in (6.22 m)
Shop Depth:	35 ft 2 in (10.71 m)	35 ft 2 in (10.71 m)
Gross Internal Area: Including WC/Kitchenette	703 sq ft (65.3 sq m)	717 sq ft (66.6 sq m)

### LEASE

The premises are available on new 10 year leases and full repairing and insuring terms, subject to rent review on the fifth anniversary.

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### RENT

391 Palatine Road - £15,000 per annum exclusive of VAT, business rates and any service charge.

391A Palatine Road - £15,000 per annum exclusive of VAT, business rates and any service charge.

391B Palatine Road - Let to Age UK.

### SALE

Alternatively, the units are available for sale on the basis of a 250 year lease at peppercorn rent, for a price of £215,000.

### EPC

An EPC rating will be provided on completion of the landlords works.

### RATEABLE VALUE

The properties are yet to be assessed for business rates.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the preparation and execution of the new lease.

### 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](http://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

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

### 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.

### VIEWINGS

Strictly by appointment:

Cheetham & Mortimer:

Contact: Stephen Perrett  
Mobile: 07836 339 350  
Email: [sperrett@cheetham-mortimer.com](mailto:sperrett@cheetham-mortimer.com)

**SUBJECT TO CONTRACT**  
**NOVEMBER 2023**



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