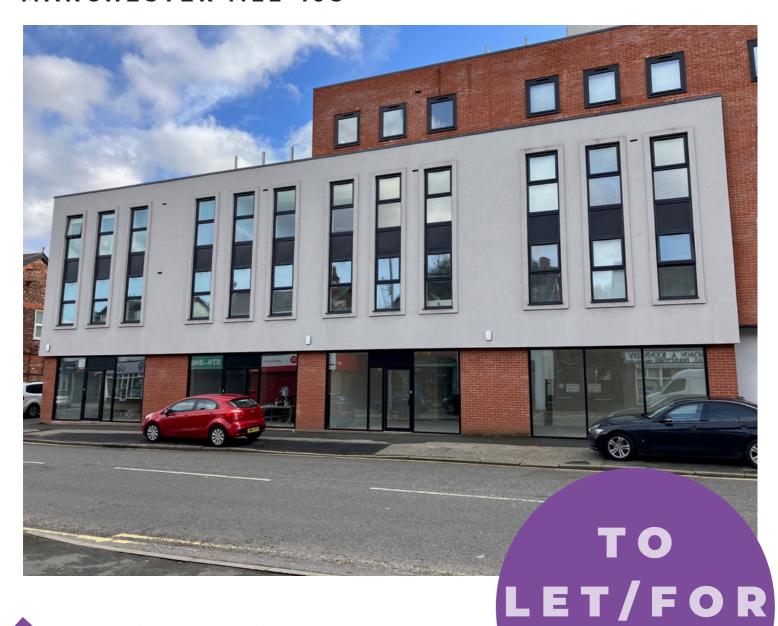


RETAIL UNITS TO LET / FOR SALE

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



- Busy main road location
- New Build Units
- "White-Boxed", ready for immediate occupation

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.

SALE

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





ACCOMMODATION

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

Internal Width: Shop Depth: Gross Internal Area: Including WC/Kitchenette **391 Palatine Road:**20 ft 0 in (6.1 m)
35 ft 2 in (10.71 m)
703 sq ft (65.3 sq m

391A Palatine Road: 20 ft 5 in (6.22 m) 35 ft 2 in (10.71 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.



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

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

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 psversion 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

SUBJECT TO CONTRACT NOVEMBER 2023



@MRRETAILEXPERT

WWW.CHEETHAM-MORTIMER.COM