

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**

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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:

	391 Palatine Road:	391A Palatine Road:
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 999 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

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
JANUARY 2024



@MRRETAILEXPERT



WWW.CHEETHAM-MORTIMER.COM