

## 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

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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.

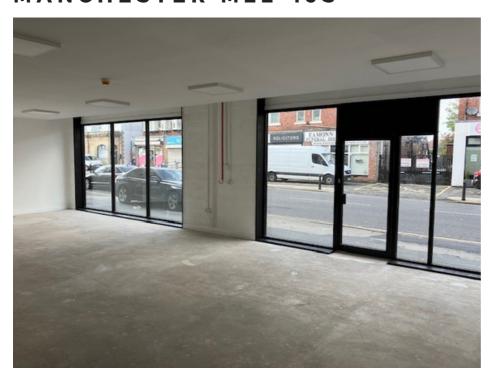
Palatine Road forms the principal arterial route through Northenden where occupiers include Tesco, Costa Coffee and Coop,

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



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### 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 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.

### VΔT

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 JANUARY 2024



MRRETAILEXPERT

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