

## **TWO RETAIL UNITS TO LET**

**ANCOATS GARDENS, ROCHDALE ROAD,  
MANCHESTER, M4 4JR**



**TO  
LET**

- ◆ **Highly prominent gateway location.**
- ◆ **Large frontage to Rochdale Road, with return frontage to Thompson Street.**
- ◆ **Brand new high spec development.**
- ◆ **Rent of £25,000 pa and £35,000 pa, respectively.**



## SITUATION

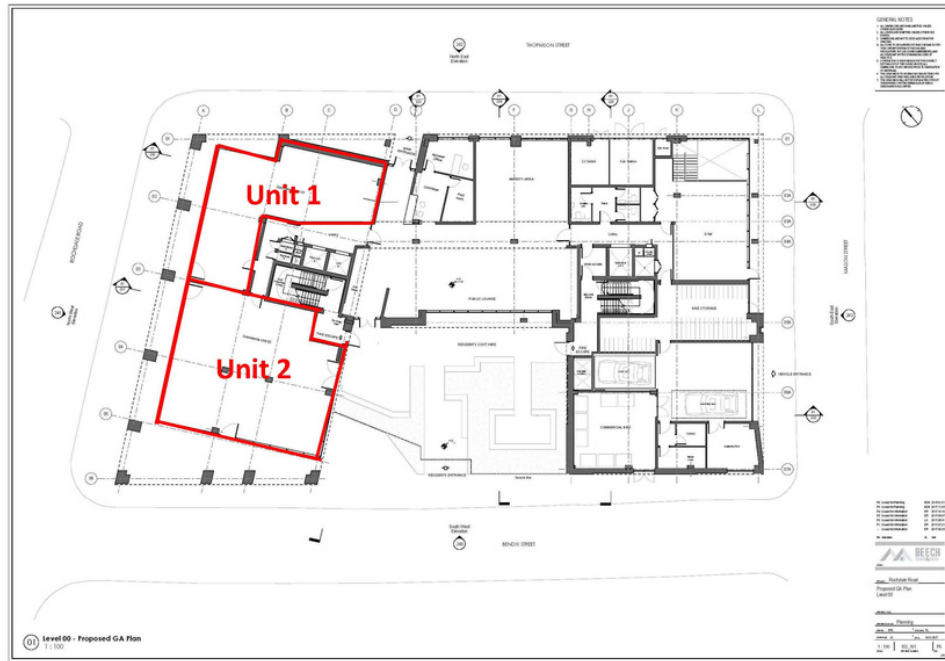
The property occupies the ground floor of a newly-built residential block that sits at the corner of Rochdale Road and Thompson Street.

The area has seen huge growth in residential developments and occupation and the scheme is located on the edge of the burgeoning Ancoats and Northern Quarter districts of Manchester City Centre.

Nearby occupiers are a mixture of independent bars, cafes and retailers, as well as more established names.

Manchester Victoria train station is approximately 500m from the property.





## CGi for Unit 1:



## ACCOMMODATION

The development incorporates two ground floor retail units as follows:

**Unit 1: 1,212 sq ft (113 sq m) net internal area.**

**Unit 2: 1,808 sq ft (168 sq m) net internal area - UNDER OFFER**

## LEASE

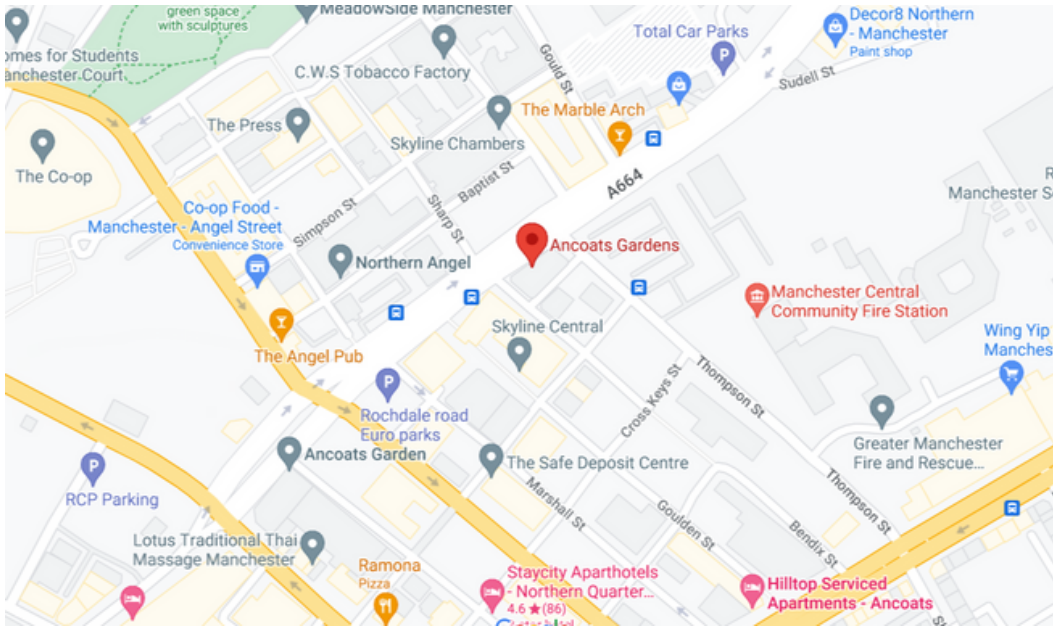
The units are available by way of new 10-year leases on effectively full repairing and insuring terms with a 5th year rent review.

## RENTS

**Unit 1: £25,000 per annum (plus VAT).**

**Unit 2: £35,000 per annum (plus VAT).**

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### SPECIFICATION

The units are completed to a shell specification.

### SERVICE CHARGE

There will be a service charge for the maintenance and upkeep of common areas.

### BUSINESS RATES

The properties are yet to be assessed for business rates.

### TIMING

The units are now completed and immediately available.

### EPC

An EPC certificate will be available in due course.

### 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.

### VIEWINGS/FURTHER INFORMATION:

Please contact Stephen Perrett.

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### SUBJECT TO CONTRACT

FEBRUARY 2024

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