

## GROUND FLOOR RETAIL UNIT TO LET

22 GREEN LANE, ASHTON-ON-MERSEY,  
GREATER MANCHESTER, M33 5PP



TO  
LET

- ◆ **Prominent corner location in busy retail parade.**
- ◆ **733 sq ft (68.1 sq m) Net Internal Area.**

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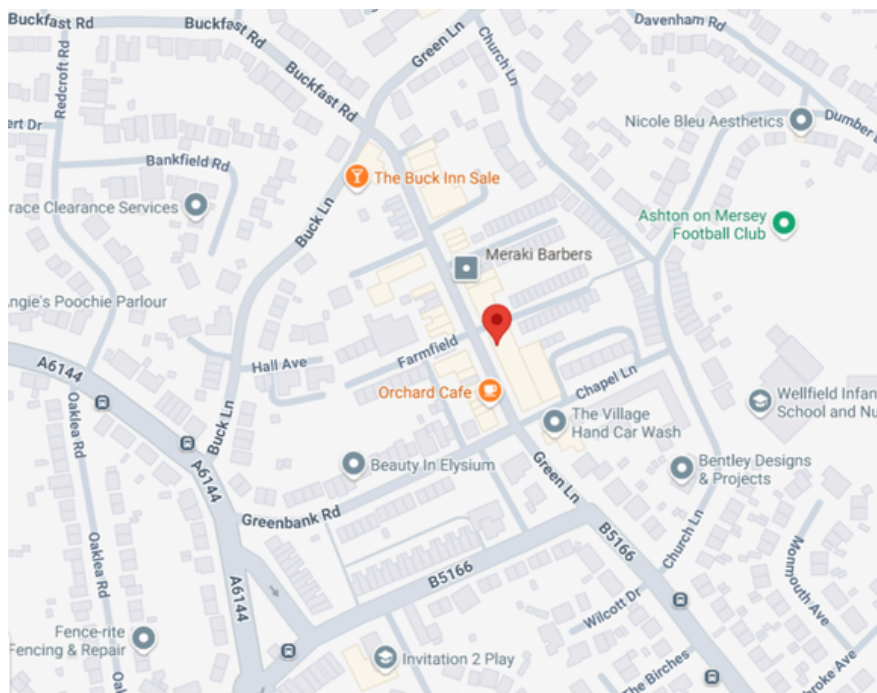
### DESCRIPTION

Ashton-on-Mersey is an affluent village situated approximately 6 miles south of Manchester City Centre.

The premises comprise a corner shop unit forming part of a parade where other retailers nearby include Coop, Tesco Express and Sayers as well as numerous independent retailers.

Customer car parking is available immediately to the front of the property.

The property benefits from a shared rear service yard.



### ACCOMMODATION

The premises are arranged over ground floor only and comprise the following approximate areas and dimensions:

Gross Frontage:	22 ft 0 in (6.7 m)
Return Frontage:	18 ft 6 in (5.64 m)
Internal Width:	19.7 ft 11 in (5.97 m)
Shop Depth:	38 ft 6 in (11.73 m)

**Net Internal Area: 733 sq ft (68.1 sq m)**

Plus WC.

To the rear of the property is a lock up garage which is available at £500.00 per annum.



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### LEASE

The premises are available on a new 10 year lease subject to rent review after 5 years.

### RENT

£18,000 per annum exclusive.

### EPC

The premises have an Energy Performance rating of C. A certificate is available upon request.

### SERVICE CHARGE

A service charge will be applied for the maintenance and up keep of common parts of the building and external areas.

### RATEABLE VALUE

We are informed the property has a rateable value of £15,500.

### VAT

The property is not registered for VAT so rents will not be subject to VAT.

### LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred in the transaction.

### 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

Strictly by appointment with Cheetham & Mortimer:

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

### 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.

**SUBJECT TO CONTRACT  
FEBRUARY 2025**

 @MRRETAILEXPRT 

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