

GROUND FLOOR RETAIL UNIT TO LET

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



TO
LET

◆ **Prominent mid-terrace location in busy retail parade.**

◆ **743 sq ft (69.0 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 lock-up shop located mid-terrace in a retail parade that includes The Coop. Tesco Express is located close by, together with 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 comprises the following approximate areas and dimensions:

Gross Frontage: 20 ft 4 in (6.2 m)
Internal width: 20 ft 0 in (6.1 m)
Shop Depth: 38 ft 10 in (11.85 m)

Net Internal Area:
743 sq ft (69.0 sq m)

Plus WC.

To the rear of the property is a lock-up garage, which is available at £500 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

£18,500 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 £16,500.

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
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

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 MARCH 2026



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