

### WHALLEY RANGE

# 135-141 Withington Road M16 8EE

## TO LET

(Subject to Planning Consent)

#### Location

The property is situated on Withington Road within Whalley Range which lies approximately two miles south west of Manchester city centre. According to the 2011 census the town has a population of approximately 15,000. The town has a mixture of independent retailers together with some multiple retailers including **Tesco Express**, **William Hill** and **Subway**. There is a Medical Centre, Mosque and garage in close proximity.

The unit sits adjacent to **Coop** and has car parking to the rear.

#### Lease

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

#### Rent

£38,000 per annum exclusive.

#### **Business Rates**

Enquiries via the Valuation Office confirm the property is assessed as follows:Rateable Value to be assessed
Interested parties are advised to make their own enquiries with the local authority.

#### **EPC**

**TBC** 



#### **Accommodation**

Ground Floor	3,016 sqft	280.2 sqm

<sup>\*</sup> Subject to obtaining planning permission.

#### **Agents Note**

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

#### **Legal Costs**

Each party will be responsible for their own legal costs incurred in the transaction.

#### **VAT**

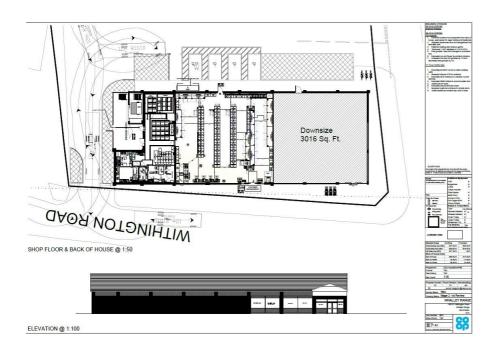
Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

#### **Photographs and plans**

Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.

#### Viewing

Strictly by appointment via the sole agents: Dan Oliver <a href="mailto:dan@emanueloliver.com">dan@emanueloliver.com</a> 07816 526089





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