

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 |
|---------------------|-------------------|------------------|

* 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 dan@emanueloliver.com
07816 526089

