

Chorlton

355 Barlow Moor Road M21 7FZ

Shop Unit To Let

**LYONS
THOMPSON
LETT'S**
PROPERTY CONSULTANTS



Location and Description

The premises are located on the corner of Barlow Moor Road and Hardy Lane, in the suburb of Chorlton.

The shop unit is opposite Co-op Convenience store and near to the local Metro Tram station.

The premises benefits from a prominent corner location with a pavement area to the front.

Lease Details

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

Rent - £27,500 per annum exclusive.

Accommodation

The premises comprise of a ground floor lock up with rear servicing and the following approximate floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,616	150.2

Business Rates

We have made verbal enquiries with the Local Rating Authority and have been informed that the property is subject to the following rating assessment:

Rateable Value - £17,000
UBR (2020/21) – 49.1p

Prospective Tenants are advised to make their own enquiries with the Local Rating Authority to verify the above information.

VAT and Costs

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

An Energy Performance Certificate is available upon request.



All Enquiries

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