



To Let - Large Ground Floor Commercial Premises

39-41 Church Street West, Radcliffe, Manchester, Lancashire, M26 2SP

918 ft² (85.28 m²)

- Large Double Fronted Shop Premises
- Large Public Car Park to the rear of the property
- Suitable for a variety of uses
- Close to Radcliffe Medical Centre
- Shared loading to the rear of the property
- Close to Radcliffe Metro link

Description

The subject property is a mid terrace ground floor unit with a large double shop front. It is suitable for a variety of uses having previously been used as a gym, office and retail premises. The unit provides an open plan sales area. The unit also has the benefit of further accommodation which could be used as an office or storage and benefit from a W.C.

The property is suitable for a variety of uses including, gym, retail, office, health and beauty or a café. There is a shared loading area to the rear of the property with roller shutter access. The property is secured by electric roller shutters over the entrance and the shop front windows.

Location

The property is located along Church Street West in Radcliffe Town Centre. A popular location surrounded by both commercial users and residential occupiers.

It is close to The Radcliffe Medical Practice and benefits from a number of free public car parks to the rear of the property and directly in front of the subject property. It has good transport links being a short distance from a metro link tram stop. Whitefield and Bury Town Centres can also be accessed within under a 10 minute drive.

Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and provides 85.33 sq. m (918 sq. ft) of accommodation.

Rent & Lease Terms

£12,000 Per annum. Payable quarterly in advance exclusive of all other outgoings.

The property will be held on full repairing and insuring lease for a term to be agreed.

Planning Use

Use Class E. The unit was previously used as a martial arts studio but is also suitable for office, retail, showroom and many other uses subject to any necessary planning consents.

EPC

A copy of the EPC is available on request.

VAT

VAT may be applicable at the prevailing rate

Business Rates

Rateable Value £6,700

Viewing

Viewing by way of appointment through the sole agent
Fletcher CRE
John Fletcher
01204 221 030
john.fletcher@fletchercre.co.uk

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