



7b
Stretford Road
Urmston
M41 9JY

**215
SQ.FT**

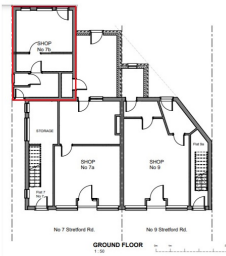
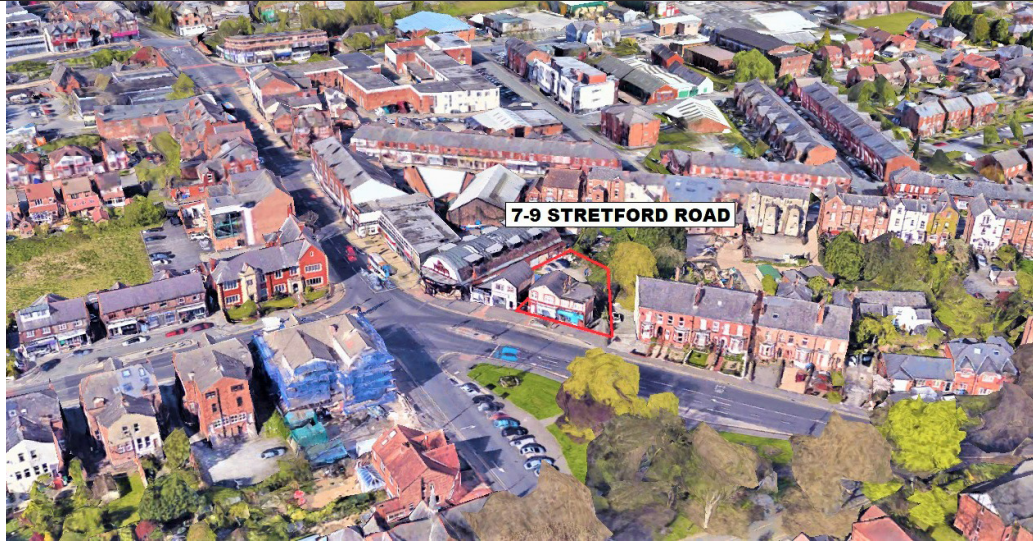


- Ground floor retail premises suitable for E use
- Low rent: £6,600 pax/£550pcm/No VAT
- Low RV: £2,500 - 100% SBRR - Nil rates to pay
- £400 annual service charge contribution
- Rear car park with one car space available
- Suitable for a variety of retail uses - Not food
- New Lease available - No premium
- Located close to the centre of Urmston village

Location

The property is located fronting Stretford Road in the centre of Urmston and is a short drive from the M60 Motorway and The Trafford Centre.

- Stockport: 11 miles.
- M60: 1.5 miles.
- Manchester: 6.5 miles.



Description/Accommodation

The property occupies the rear ground floor of a detached two storey mixed commercial and residential property with private land/car park to the rear of the property accessed from Stretford Road.

The property is accessed via private gated passageway off Stretford Road.

7b Stretford Road: 215 Sq.ft Office/clinic comprising reception/waiting room, toilet facilities and main clinic.

Main sales/clinic: 163 Sq.ft - 12'10" x 12'8".

Reception: 52 Sq.ft - 6'9" x 10'2" Less toilets.

Toilet with low level w.c and sink.

Car parking may be available to the rear with one space available for use by the retail Tenant.

Rateable Value

Rateable value: £2,500.

Small Business Rates Multiplier 2022/23: 49.9p.

100% SBRR AVAILABLE - NIL PAYABLE RATES.

Interested parties are advised to make their own enquiries with SMBC - 0161 912 2346.

Terms

The property is available on a new effective full repairing & insuring Lease for a minimum 3 year term.

Rent

£6,600 per annum exclusive.

£550 per calendar month.

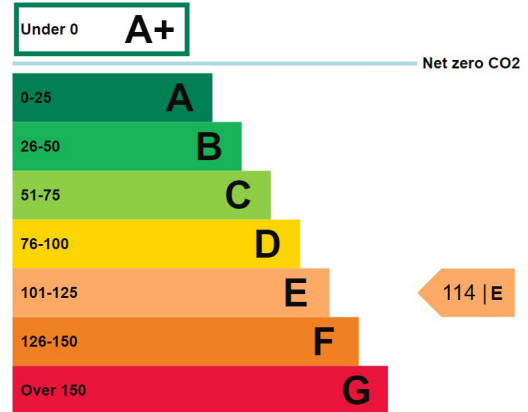
VAT

All figures are quoted exclusive of Value Added Taxation. We understand that VAT is not payable at the property.

Service Charge

The Landlord will levy a service charge payable in full by the prospective Tenant. Estimated £400 per annum.

EPC Rating



Utilities

Mains services are available including electricity, water and drainage.

Building Insurance

The Landlord will insure the building and recharge the premium to the Tenant. Details from MBRE.

Legal Costs

The Tenant will be responsible for the Landlords legal costs associated with the new Lease.

Misrepresentation Act

MBRE for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of MBRE has any authority to make any representation of warranty whatsoever in relation to this property. JANUARY 2023.