



19 Northenden Road, Sale, Manchester, M33 2HR

Situated in a prime location, suitable for retail / leisure use.

Summary

Tenure	To Let
Available Size	2,046 sq ft / 190.08 sq m
Rent	£25,000.00 per annum
Business Rates	To be assessed following landlord works
EPC Rating	Upon enquiry

Key Points

- Affluent / popular suburb of Sale
- 1 minute walk from Sale tram stop
- Ground and basement available- To Let
- Suitable for retail or leisure use
- Landlord to install new shop front
- Available April 2024

19 Northenden Road, Sale, Manchester, M33 2HR

Summary

Available Size	2,046 sq ft
Rent	£25,000.00 per annum
Business Rates	To be assessed following landlord works
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The property was formerly let to Barclays bank in its entirety. The Landlord will be creating a new demise for the basement and ground floor and converting upper floors to residential use. New shopfront and entrance to be put in place by the landlord.

Unit 17 has now been let to a local hairdressers, meaning unit 19 remains available. Works are due to complete in April 2024.

The retail and hospitality business rates relief scheme which was due to end in March has now been extended into 2023/2024 and increased from 50% to 75%, This is capped per business with the cap remaining at £110,000. This will be a big help for smaller retailers.

Location

Located in the popular suburb of Sale, which has been reinvigorating with the redevelopment of Stanley Square. The property is directly opposite Rudys Pizzeria and Off the Hook Fish and Chips. Sale is an affluent popular suburb, with excellent links to the city centre and the tram stop is less than a minutes walk away.

Within Stanley Square recent additions are Sugo, Blanchflower, Oystercatcher, Green and Grounded and Petisco. Within the same parade as the subject unit is Cork of the North and Propeller Coffee and the Co-op is directly opposite.

Accommodation

The accommodation comprises the following areas:

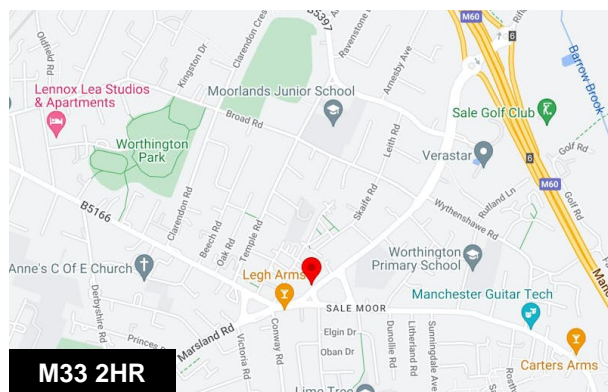
Name	sq ft	sq m
Ground	430	39.95
Basement	1,614	149.95
Total	2,044	189.90

Rates

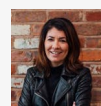
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk

Anti-Money Laundering

In accordance with AML Regulations, we are obliged to verify the identity and the source of funds for the proposed tenant / purchaser, once a letting / sale has been



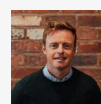
Viewing & Further Information



Nicola Harrington

07971 183 165

nicola@sixteenrealestate.com



Alex Haigh

07737 910 932

alex@sixteenrealestate.com

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

Misrepresentation Act: Sixteen Real Estate 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 believed 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 Sixteen Real Estate has any authority to make any representation or warranty whatsoever in relation to this property. Generated on 30/04/2024

THIRD FLOOR
+12.76

SECOND FLOOR
+10.16

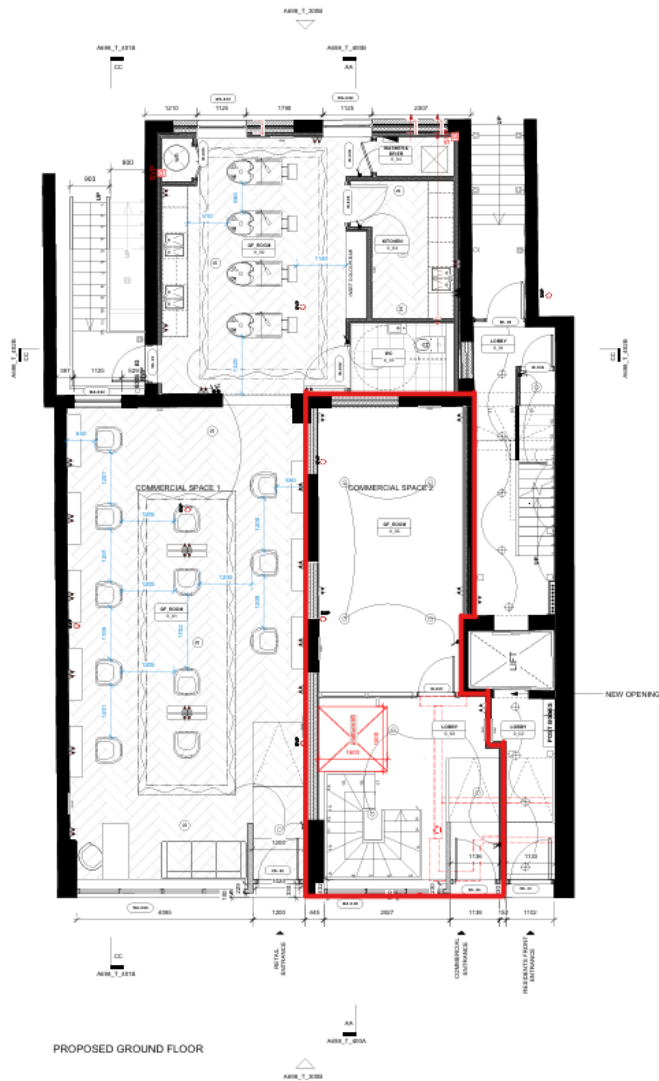
FIRST FLOOR
+6.58

GROUND FLOOR
+2.90





PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR

KEY TO WALLS:

- ▬ TIMBER STUD PARTITION
- ▨ BRICKWORK
- ▤ BLOCKWORK
- - - 30 MINUTES FIRE PROTECTION WALL

LIGHTING KEY:

- LED STRIP LIGHTING
- ⊕ RECESSED DOWN LIGHT (2000mm or less by National Lighting (2000 834 15 15) or similar approval, or other suitable lighting)
- ⊞ WALL MOUNTED UP/DOWN LIGHTER (2000 834 15 15 or similar approval)
- ⊙ PENDANT FITTING (SINK SUPPLY BY CLIENT)
- ⊞ EXTERNAL WALL MOUNTED UP/DOWN LIGHTER (2000 834 15 15 or similar approval)

ELECTRICAL KEY:

- ⚡ CAT 5 TELEPHONE/COMPUTER POINT
- ⚡ SINGLE SOCKET UNDER WORK TOP
- ⚡ SPUR SWITCH
- ⚡ SINGLE SWITCHED SOCKET
- ⚡ TWIN SWITCHED SOCKET
- ⚡ TWIN SWITCHED SOCKET EXPOSED CONDUIT
- ⚡ SHAVEN POINT
- ⚡ TV AERIAL POINT
- ⚡ 2 WAY LIGHTING SWITCH
- ⚡ LIGHTING SWITCH
- ⚡ CONSUMER UNIT
- ⚡ BOILER
- ⚡ EXTRACT UNIT
- ⚡ EXTERNAL POWER OUTLET
- ⚡ EXTERNAL TAP
- ⚡ UNDERFLOOR HEATING CONTROLS

FIRE DETECTION KEY:

- Ⓜ MANS OPERATED INTERLINKED HEAT DETECTOR WITH INTEGRAL SOUNDER
- Ⓜ MANS OPERATED INTERLINKED SMOKE DETECTOR WITH INTEGRAL SOUNDER

INCOMING SERVICES KEY:

- Ⓜ FLUSH WALL MOUNTED ELECTRICITY METER BOX
- Ⓜ FLUSH WALL MOUNTED GAS METER BOX
- Ⓜ SEMI-EMBED GROUND GAS-METER BOX

KEY TO FLOORING:

RESIDENTIAL:

- ▨ CARPET
- ▨ TIMBER FLOOR
- ▨ PORCELAIN TILE

GF RETAIL:

- ▨ CERAMIC TILES FLOOR
- ▨ POLISHED CONCRETE FLOOR

GF/BA COMMERCIAL:

- ▨ NEW BASEMENT FLOOR

CONSTRUCTION



PROPOSED BASEMENT & GF PLANS

IMPORTANT NOTES:
 1. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 2. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.
 3. ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL APPLICABLE STANDARDS.

NUMBER OF LIVES: 2

19 Northenden Road, Sale

