



## 19 Northenden Road, Sale, Manchester, M33 2HR

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

### Summary

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

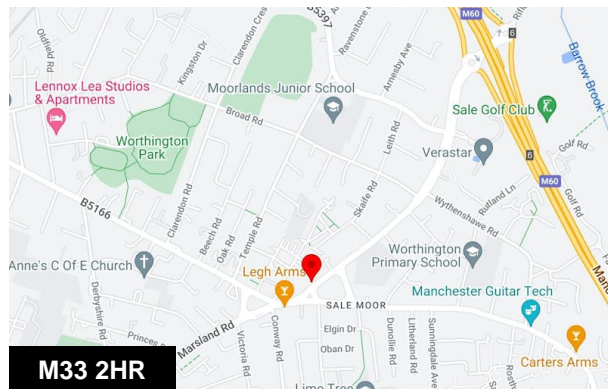
## Accommodation

The accommodation comprises the following areas:

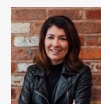
Name	sq ft	sq m
Ground	430	39.95
Basement	1614	149.95
<b>Total</b>	<b>2,044</b>	<b>189.90</b>

## 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](http://www.gov.uk)



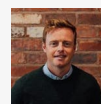
## Viewing & Further Information



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Msrepresentation 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 of warranty whatsoever in relation to this property. Generated on 23/04/2024

THIRD FLOOR  
+12.76

SECOND FLOOR  
+10.16

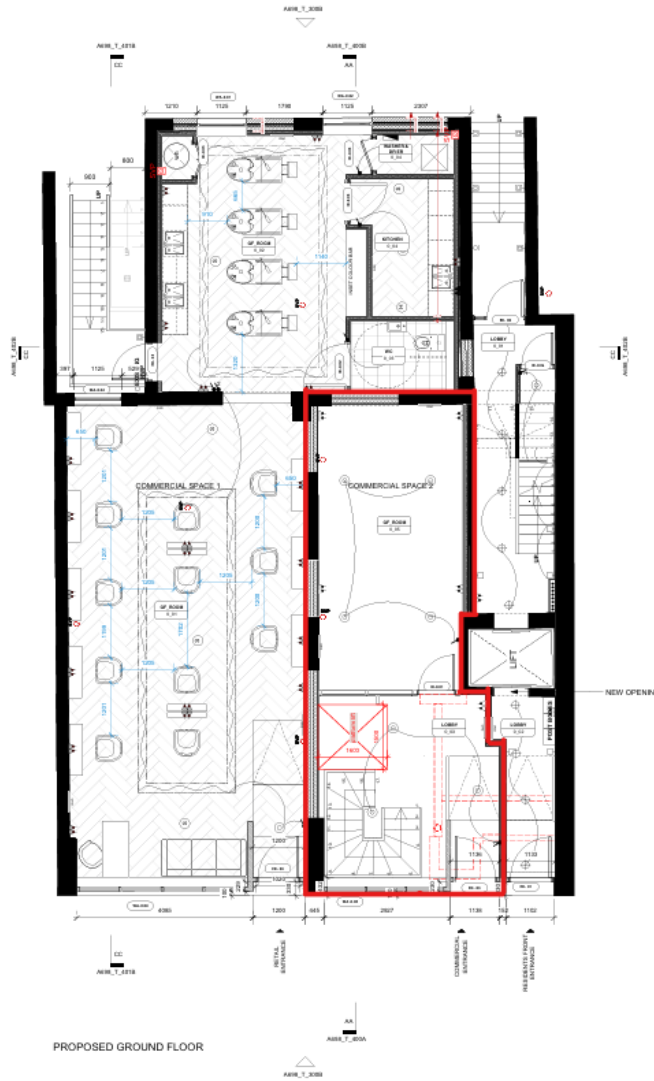
FIRST FLOOR  
+6.58

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  
DL200WY (unless by National Lighting (200W 834 15 10) or similar approved, 2P rated version is to be used)
- WALL MOUNTED UP/DOWN LIGHTER  
WDL200WY by National Lighting or similar approved
- PENDANT FITTING  
PFI200WY BY CLIENT
- EXTERNAL WALL MOUNTED UP/DOWN LIGHTER  
EUL200WY (unless approved wall light to be used by National Lighting or similar approved then with light sensitive motion sensor)

**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
- SHAVER 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:**

- MANUAL OPERATED INTERLINKED HEAT DETECTOR WITH INTEGRAL SOUNDER
- MANUAL OPERATED INTERLINKED SMOKE DETECTOR WITH INTEGRAL SOUNDER

**INCOMING SERVICES KEY:**

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

**KEY TO FLOORING:**

**RESIDENTIAL:**

- CARPET
- TIMBER FLOOR
- PORCELAIN TILE

**GF RETAIL:**

- CERAMIC TILES FLOOR

**GF/BA COMMERCIAL:**

- POLISHED CONCRETE FLOOR
- NEW BASEMENT FLOOR

CONSTRUCTION



PROPOSED BASEMENT & GF PLANS

IMPORTANT NOTES:  
 1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.  
 2. ALL WORK TO BE IN ACCORDANCE WITH THE ELECTRICAL REGULATIONS 2018.  
 3. ALL WORK TO BE IN ACCORDANCE WITH THE GAS REGULATIONS 2018.  
 4. ALL WORK TO BE IN ACCORDANCE WITH THE WATER REGULATIONS 2018.  
 5. ALL WORK TO BE IN ACCORDANCE WITH THE PLUMBING REGULATIONS 2018.  
 6. ALL WORK TO BE IN ACCORDANCE WITH THE MECHANICAL REGULATIONS 2018.  
 7. ALL WORK TO BE IN ACCORDANCE WITH THE HEATING REGULATIONS 2018.  
 8. ALL WORK TO BE IN ACCORDANCE WITH THE VENTILATION REGULATIONS 2018.  
 9. ALL WORK TO BE IN ACCORDANCE WITH THE SOUND REGULATIONS 2018.  
 10. ALL WORK TO BE IN ACCORDANCE WITH THE LIGHTING REGULATIONS 2018.  
 11. ALL WORK TO BE IN ACCORDANCE WITH THE SAFETY REGULATIONS 2018.  
 12. ALL WORK TO BE IN ACCORDANCE WITH THE ENVIRONMENTAL REGULATIONS 2018.  
 13. ALL WORK TO BE IN ACCORDANCE WITH THE ACCESSIBILITY REGULATIONS 2018.  
 14. ALL WORK TO BE IN ACCORDANCE WITH THE FIRE REGULATIONS 2018.  
 15. ALL WORK TO BE IN ACCORDANCE WITH THE PLANNING REGULATIONS 2018.  
 16. ALL WORK TO BE IN ACCORDANCE WITH THE HISTORIC MONUMENTS REGULATIONS 2018.  
 17. ALL WORK TO BE IN ACCORDANCE WITH THE ANTI-CORRUPTION REGULATIONS 2018.  
 18. ALL WORK TO BE IN ACCORDANCE WITH THE ANTI-BRIBERY REGULATIONS 2018.  
 19. ALL WORK TO BE IN ACCORDANCE WITH THE ANTI-MONEY LAUNDERING REGULATIONS 2018.  
 20. ALL WORK TO BE IN ACCORDANCE WITH THE ANTI-TAX AVOIDANCE REGULATIONS 2018.

SHEET 21 (1/2)

19 Northenden Road, Sale

