



## 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 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 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:

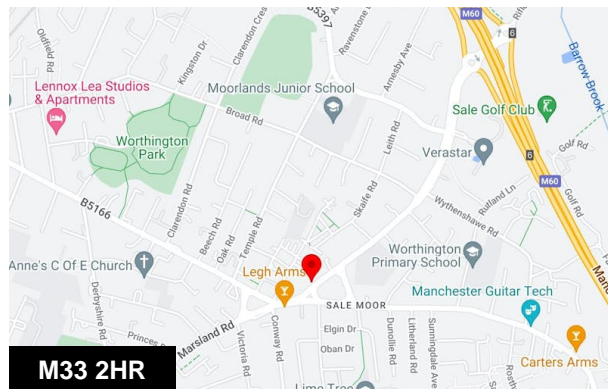
Name	sq ft	sq m
Ground	430	39.95
Basement	1,614	149.95
<b>Total</b>	<b>2,044</b>	<b>189.90</b>

## Rates

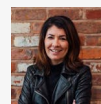
From 1st April 2024, the 2024/25 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at [www.gov.uk](http://www.gov.uk)

## 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



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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.

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SECOND FLOOR  
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FIRST FLOOR  
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GROUND FLOOR  
+2.90





