



35 Peel Hall Road  
Manchester M22 5DW  
£15,000 Per Annum Per Annum

MAIN  
M&IN

SALES · LETTINGS · AUCTIONS

MAINANDMAIN.CO.UK

# 35 Peel Hall Road

## Manchester M22 5DW

£15,000 Per Annum



A lock up Retail Unit (A1 usage) available by way of a NEW LEASE (Terms to be agreed).

Situated within a busy shopping parade which within the block offers traders like Morrison's, Booze Traders, Everest Chemist, Two Fast food takeaways, barbers and bakers. Consequently, the variety of trades draw in the general public. The unit in question is the second unit on the left of the block with a take away on one side and general food store on the other (opening shortly).

Peel Hall Road lies off Simonsway with the Metro platform on Simonsway. There is a bus route along Peel Hall Road. The area is well established with an excellent density of housing locally.

Lease terms can be found at the end of the brochure.

- Lock up Shop (A1 Retail)
- Within a Busy Parade
- New Lease
- Terms to be agreed
- Rent £15,000 per annum plus Buildings Insurance
- Lease Details at end of brochure

( Shop Floor )  
25'5" x 16'93

Staff Room  
6'9" x 5'6"  
Sink unit, Countertop

Passageway  
5'8" x 5'6"

WC  
5'8 x 2'5  
Low level WC

Store Room  
17'95 x 12'7

Door to the rear, This room will be split with next door to provide a separate storage room for each property ( See Floor Plan )

Floor Area  
The floor area is 650sq ft plus ancillaries of 78sq. ft

#### LEASE DETAILS

Available by way of a new lease. Terms to be agreed. Rent Review every 3rd Year. F.R.I. basis. Rent £15,000 per annum plus a proportional amount of Buildings Insurance.

Legal Fees  
Each party to pay their own legal fees.

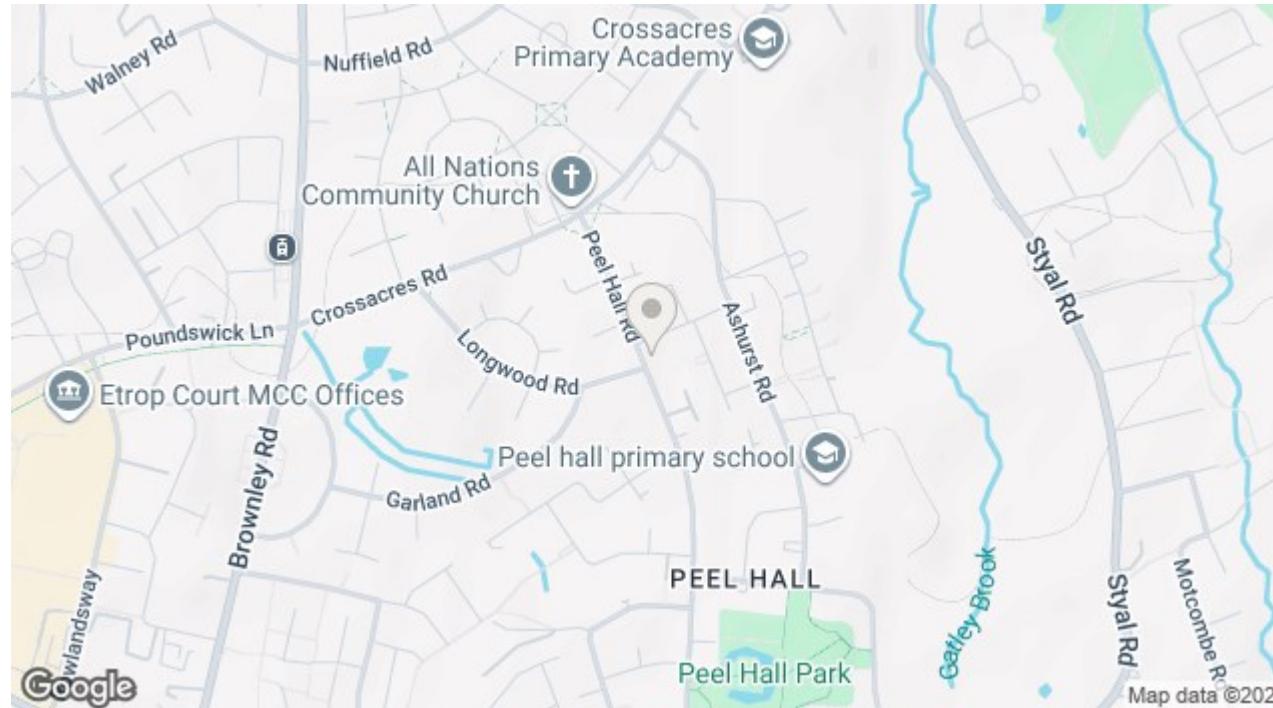
The Landlord reserves the right to ask for either a deposit to be held and/or personal guarantee.

Rateable Value - Manchester City Council  
The premises will require re-rating as previously the premises were a double unit 35/37.





To view this property call Main & Main on 0161 491 6666



Special Note - The price is correct at the time of going to print, we advise customers to enquire the price of specific properties prior to viewing. We reserve the right to amend/improve the specification at any time. Any special offer relating is offered at the asking price stated and is subject to terms and conditions.

NB - The services, appliances and heating systems have not been tested and therefore no warranty can be given or implied as to their working order. They should therefore be verified on survey by any prospective purchaser. All measurements are approximate.

Tenure - To be confirmed with a solicitor at point of sale.

Call Monitoring System - Please note that all our calls are recorded for monitoring and training purposes.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	

[mainandmain.co.uk](http://mainandmain.co.uk)

**Heald Green (Head Office)** 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Sales 0161 437 1338 • Auctions • 0161 437 5337

**Lettings (1<sup>st</sup> Floor)** 198 Finney Lane • Heald Green • Stockport • SK8 3QA • Lettings • 0161 491 6666



Company Registration No. 5615498