

TO LET



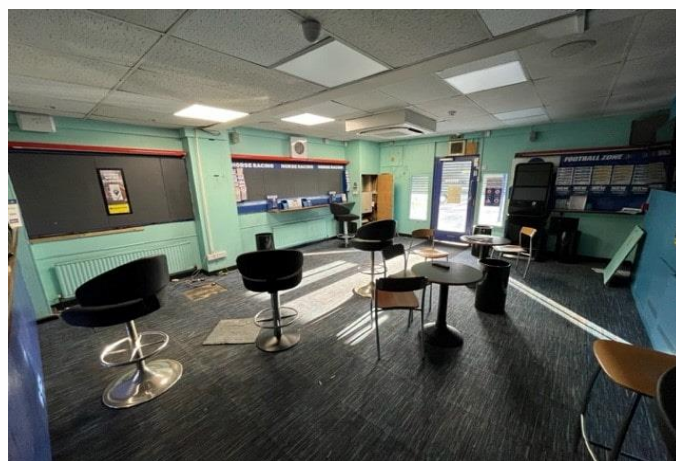
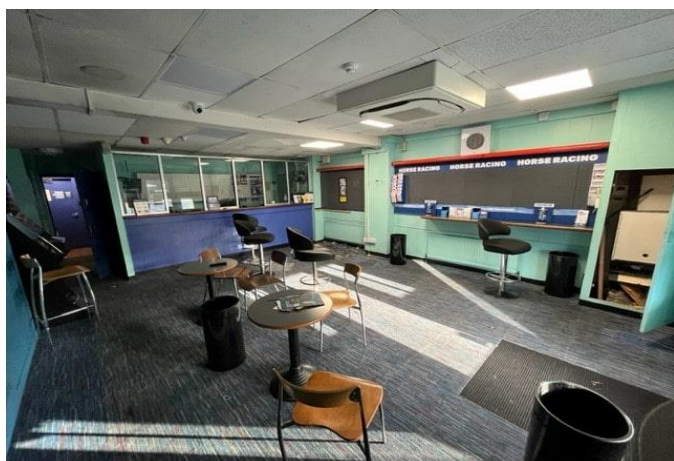
RogerHannah

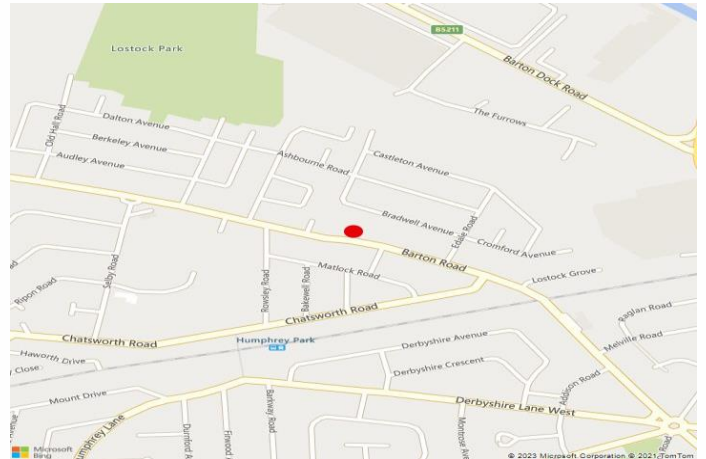


408 Barton Road, Stretford, Manchester, M32 9RW

Modern Ground Floor Retail in
Popular Location
577.8 Sq Ft (53.68 Sq M)

- Open Plan Layout
- Parking To The Front
- Flexible Lease Terms
- Main Road Location





Location

Prominently located on Barton Road, conveniently situated close to junction 9 of the M60 orbital motorway within close proximity of the Trafford Centre and Trafford Park in a mixed use commercial and residential area.

Neighbouring occupiers include the Coop C Store along with many independent operators.

Description

The property is arranged on ground floor to provide a ground floor retail unit together with a staff kitchen and WC facilities. Ample parking to the front.

The first floor is occupied as residential.

All mains utilities are provided.

Accommodation

The property provides the following accommodation and dimensions:

Description	Gross Internal Area	
	Sq m	Sq ft
Retail	47.5	511.3
Kitchen	2.5	27
Public W.C.	3.6	39.5
Total Gross Internal Area	53.6	577.8

Tenure

The premises are held on a lease expiring March 2027 so consideration will be given to Ex Act short terms leases, sub lettings, assignment of current lease or a new long term lease.

Asking Rent

£15,500 per annum, exclusive.

Business Rates

Current RV £7,100
April 2023 onwards £9,100

EPC

B (44)

Further details upon request.

VAT

If applicable, VAT will be at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

Dan Rodgers

E: danrogers@roger-hannah.co.uk

Date of Preparation

10 January 2023