

TO LET RETAIL UNITS



- ◆ Pedestrianised shopping mall
- ◆ Free 530 space parking on site
- ◆ Tenants include Costa and Iceland
- ◆ Anchored by a 75,000 sq.ft Tesco



CHEETHAM HILL Shopping Centre

Greater Manchester M8 5BN



CHEETHAM HILL

Shopping Centre

Modern retail units with prominent road frontage in Cheetham Hill Village, a popular suburb of Manchester.

DESCRIPTION

The shopping centre provides a modern retailing environment offering opportunities for all retailers from start up businesses, local independents to regional and national multiples.

- ◆ 28 retail units
- ◆ Ample glazed frontage
- ◆ FREE 530 space car park
- ◆ Served by numerous local bus routes
- ◆ Rear service yard
- ◆ Open plan retail sales area

TOTAL DEVELOPMENT

70,763 SQ.FT (6,574 SQ.M)

SERVICE CHARGE & INSURANCE

The units participate in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



CHEETHAM HILL

Shopping Centre

PLANNING

Under the new E Use Class the units could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

AVAILABLE UNIT



Unit	Retail Area		Rent per Annum	Rateable Value	Service Charge	EPC
26-26a	3,750 sq.ft	348.4sq.m	£40,000	£27,750	£4,663.24	C59

Rateable Value is subject to change in April 2023.

AMPLE
GLAZED
FRONTAGE

LOCAL
BUS
ROUTES



For details of any available "off-market" opportunities, please contact the Asset Manager.

CHEETHAM HILL

Shopping Centre

LOCATION - M8 5BN

Cheetham Hill Shopping Centre is located approximately 3 miles to the north of Manchester city centre and is within 2 miles of junction 19 of the orbital M60 Motorway.

The shopping centre is an open scheme occupying 135,000 sq.ft of retail space anchored by a 75,000 sq.ft Tesco Superstore and the recently opened 17,000 sq.ft Asian Shopping Plaza. The tenant lineup includes Costa Coffee, Cash Convertors, Cream Café and United Bank UK. Iceland and Poundstretcher are close by. The development also benefits from a free 530 space car park.



VIEWING

Strictly via prior appointment with the appointed agent:



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