

TO LET/MAY SELL


RogerHannah

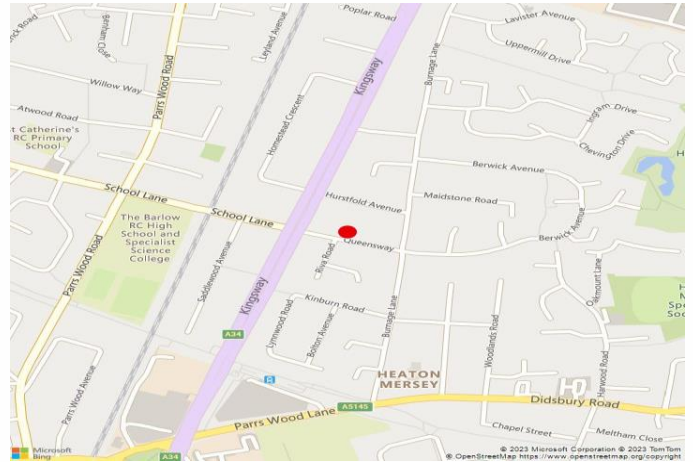


6 Queensway, Burnage, Greater Manchester, M19 1QP

Ground Floor Retail Premises
1,380.2 Sq Ft (128.22 Sq M)

- Prominent Location
- Open Plan Layout
- Suitable For a Variety of Uses (Subject to Planning)
- E Class Use
- Parking to the Front





Location

The property is prominently located on Queensway just off Kingsway (A34) in Burnage. Nearby residential areas include Heaton Moor, Heaton Mersey and Didsbury. Bus services are available along Kingsway (A34) and rail services are available at Burnage rail station which is within 5 minutes' walk and East Didsbury metrolink tram station is within 15 minutes' walk. The M60 motorway is within 10 minutes' drive and the A34 provides easy access to Manchester city centre to the north and extensive retail and leisure facilities to the south, including Parrs Wood, Cheadle Royal and Handforth Dean.

Description

An end terraced, mainly two storey retail unit and residential property with brickwork elevations and a pitched tiled roof. The available space comprises an open ground floor space that was formerly used as a pharmacy, benefiting from large glazed frontage, electric roller shutters, AC, suspended ceiling and ancillary WC and kitchen facilities. Externally, there is access to parking at the front of the unit.

The unit benefits from all mains utilities except gas.

There is a self-contained first floor flat that is rented out to a separate occupier and is accessed separately.

Accommodation

Measured to NIA to provide the following areas:

FLOOR AREA	SQ.FT.	SQ.M.
Ground Floor	1,198.5	111.3
Ground Floor (Canopy)	181.7	16.88
TOTAL	1,380.2	128.18

Purchase Price

The freehold is available - Sale of the whole building including the flat which is let out on an Assured Shorthold Tenancy. Further details upon request.

Asking Rental

By way a new long term lease on terms to be agreed at a passing rent of £18,000 per annum payable quarterly in advance.

A deposit may be required.

Business Rates

Rateable Value: £14,250.

EPC

Available upon request.

VAT

If applicable it will be at the prevailing rate.

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

20 December 2023