

# TO LET

  
RogerHannah



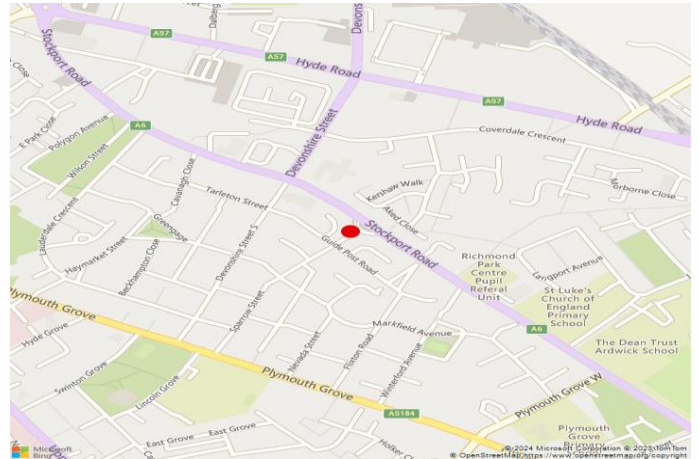
Unit 14 - Grove Village, 192 Stockport Road, Longsight, Manchester, M13 9AB

Prominent Ground Floor Retail Unit  
Fronting the A6 (Stockport Road)  
**980 Sq Ft (91.04 Sq M)**

- High Footfall/Passing Commuter Traffic
- Nearby Occupiers include Subway, Greggs, Nisa Local & McDonalds
- 1 Mile South of Manchester City Centre
- Existing Sui Generis (Hot Food consent)







## Location

The premises are located fronting the main A6 (Stockport Road) on the outskirts of Manchester City Centre and bordering the Longsight District. The subject premises form part of the established Grove Village Parade which is located approximately 1 mile south of Manchester City Centre and fronting onto Stockport Road, which in turn leads to Stockport Town Centre and Junction 1 of the M60 motorway. The unit is located within a parade of shops and neighbouring occupiers include Subway, Greggs and Nisa Local. A McDonalds restaurant is located on the adjacent side of the A6.

## Description

The premises comprise ground floor brick built retail accommodation with residential flats above. The premises have a fully glazed frontage and command a very prominent position within the scheme. Internally, the unit provides a partially fitted out former Pizza hut with suspended ceiling throughout together with WC facilities and staff kitchenette/welfare facilities.

The property benefits from all mains utilities with a commercial gas supply, electric roller shutters and rear access for loading and refuge storage

Externally, the scheme benefits from ample off road parking with some additional personnel parking located at the rear of the premises.

## Accommodation

The premises have been measured on a net internal area (NIA) basis as follows:

**Ground Floor Retail 980 sq.ft. (91.04 Sq M)**

## Availability

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

## Asking Rent

£18,000 per annum.

## Business Rates

RV - £17,250 per annum.

## Service Charge

£1,264.40 per annum.

## EPC

EPC Rating – B (47).

## VAT

VAT is applicable on this property.

## Viewing & Further Information

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

### Dan Rodgers

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### Date of Preparation

12 February 2024