

# TO LET

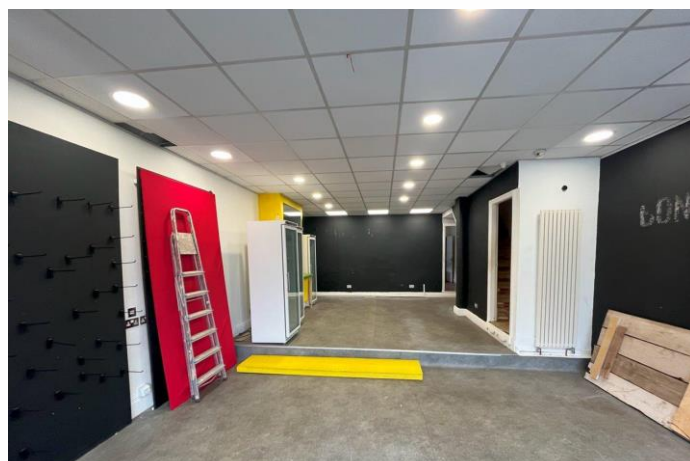


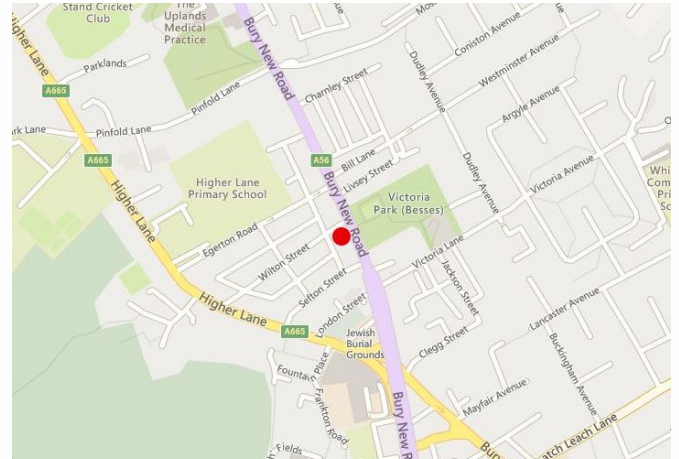
149 & 149A Bury New Road, Whitefield, Bury, Greater Manchester, M45 6AA

Ground & First Floor  
Retail Premises

1,060 Sq Ft (98.5 Sq M)

- Prominent Roadside Position
- Established Retail Parade
- Shared Customer Parking to the Front
- Available ASAP





## Location

The property is located in a prominent position on an established retail parade which fronts onto the main arterial route between Manchester City Centre and Bury Town Centre. Manchester City Centre is approximately ¼ mile from Junction 17 of the M60 motorway.

## Description

The property comprises a ground floor retail unit with a self-contained first floor, offering additional retail space or storage. The ground floor layout is split into a main sales area to the front with fully glazed frontage behind secure manual shutters, with a kitchen to the rear. Internal specifications include suspended ceiling tiles with inlay lighting and painted walls. The first floor can be accessed via the internal staircase or externally from the shared car park at the rear of the property. The first floor is currently partitioned into five rooms and benefits from a WC. There is shared customer parking to the front of the property with shared tenant parking to the rear. Mains services include Electricity, Gas, Water and Drainage, all of which are direct supplies and are charged separately to rent.

**\*No use which may be deemed a conflict with current tenants on the parade will be permitted\***

## Accommodation

As measured in accordance with the RICS Code of Measuring Practice the approximate net internal area is as follows:

Ground Floor:	55.8 sqm / 600.41 sqft
First Floor:	42.7 sqm / 459.45 sqft
<b>Total:</b>	<b>98.5 sqm / 1,060 sqft</b>

## EPC

D (83). A copy of the EPC is available on request.

## Asking Rent

The property is available by way of a new effective Full Repairing and Insuring Lease for a term of years to be agreed at an annual rental of £13,650 per annum plus VAT.

## Service Charge

The current Service Charge payable by the Tenant is £1,259.70 per annum plus VAT. This is reviewed on an annual basis.

## Property Insurance

The current Property Insurance payable by the Tenant is £544.77 per annum plus VAT. The policy is reviewed on an annual basis and the renewal date is 24/06/2024, at which point the new premium will be apportioned to Tenants.

## Business Rates

Rateable Value 2023 = £7,800 per annum.

We advise all interested parties to make their own enquiries with the Valuation Office Agency.

## VAT

VAT is applicable on this property.

## Legal Costs

A fixed legal fee of £275 plus VAT is payable by the Tenant for credit checks and preparation of the Lease.

## Viewing & Further Information

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

### Robyn Egan

E: [robynegan@roger-hannah.co.uk](mailto:robynegan@roger-hannah.co.uk)

T: 0161 429 1674

## Date of Preparation

10 May 2024