

**UNITS 3 & 4
SOUTHPOINT
BURNAGE LANE
MANCHESTER
M19 1TU**

**DANIEL
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TO LET

RETAIL UNITS



UNIT 4

**BUSY RETAIL
LOCATION**



UNIT 3

Location

Southpoint is a retail development located in the centre of Burnage immediately off Kingsway (A34). It is also 2 miles from the M60, 3 miles from Stockport and 5 miles from Manchester City Centre.

The Parade is adjacent to Tesco with other retailers in the vicinity including Everest Pharmacy, Subway, Enterprise Car Rental and several local shops, restaurants and take-aways.

Lease

The units are to be let on full repairing and insuring leases (by way of service charge) for terms to be agreed.

Units 3 & 4 Southpoint

Description

The 2 units each comprise open plan accommodation and can be integrated. They have the benefit of front and rear electric shutters, suspended ceilings, integral LED lighting and aluminium shop fronts.

Legals

Each party to bear their own legal fees incurred in this transaction.

Accommodation

| Unit | Sq ft | Sq m |
|-------------|-------|-------|
| Unit 3 | 605 | 56.2 |
| Unit 4 | 1,398 | 136.6 |
| Units 3 & 4 | 2,003 | 192.8 |

Planning

The premises currently have Class E consent.

COSTS

RENT

| | |
|--------|------------|
| Unit 3 | £12,500 pa |
| Unit 4 | £28,000 pa |

Exclusive of VAT

SERVICE CHARGE

| | |
|--------|--------------|
| Unit 3 | £561.57 pa |
| Unit 4 | £1,359.41 pa |

Exclusive of VAT

RATEABLE VALUE

| | |
|--------|---------|
| Unit 3 | £4,640 |
| Unit 4 | £10,000 |

Interested parties are advised to make their own enquiries with the Local Authority regarding the accuracy of these figures.

VAT

ALL FIGURES ARE SHOWN EXCLUSIVE OF, BUT ARE LIABLE TO, VAT.

EPC

EPC RATING: C

VIEWING

By appointment with appointed agent:



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Misrepresentation Act: The Agents and Vendors take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and for guidance only. These particulars do not constitute an offer or contract and members of the Agents firm have no authority to make any representation or warranty in relation to the property.