



TO LET

9 Higher Road, Urmston, Manchester, M41 9NS



LOCATION

Urmston is located in the district of Trafford in Greater Manchester. A sought after commuter base for both Manchester and Liverpool, benefitting from good transport links with Junction 9 of the M60 approximately 1.5 miles away. Manchester city centre is approximately 20 minutes' drive and Manchester Piccadilly Railway Station is approximately 29 minutes journey time from Urmston Train Station.

The property is close to the junction of Higher Road and the B5214. Eden Square Shopping Centre is a short distance away and tenants include Sainsburys, Boots, Aldi, Card Factory and Iceland.

DESCRIPTION

The accommodation is across ground and first floor.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice, the approximate Net Internal Floor Areas are as follows;

Ground Floor Sales	95.04 sq m	1,023.06 sq ft
Ground Floor Ancillary	31.75 sq m	341.71 sq ft
Total Ground Floor	126.79 sq m	1,364.83 sq ft
First Floor	41.76 sq m	451 sq ft
TOTAL	168.55 sq m	1,815.83 sq ft

RENTAL

The current rental is £16,500 per annum exclusive.

LEASE TERMS

The unit is available by way of assignment of the existing lease, or an underlease which terminates on 28th March 2017. A longer lease is available by way of negotiation.

RATES

We understand the property is assessed for rates as follows;

Description	Rateable Value	Rates Payable
Post Office and Premises	£14,250	£6,868.50

Interested parties should make their own enquiries direct with the Rating Department of the Local Authority on 0161 912 2346.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction

EPC

The property has an EPC rating of D (83)

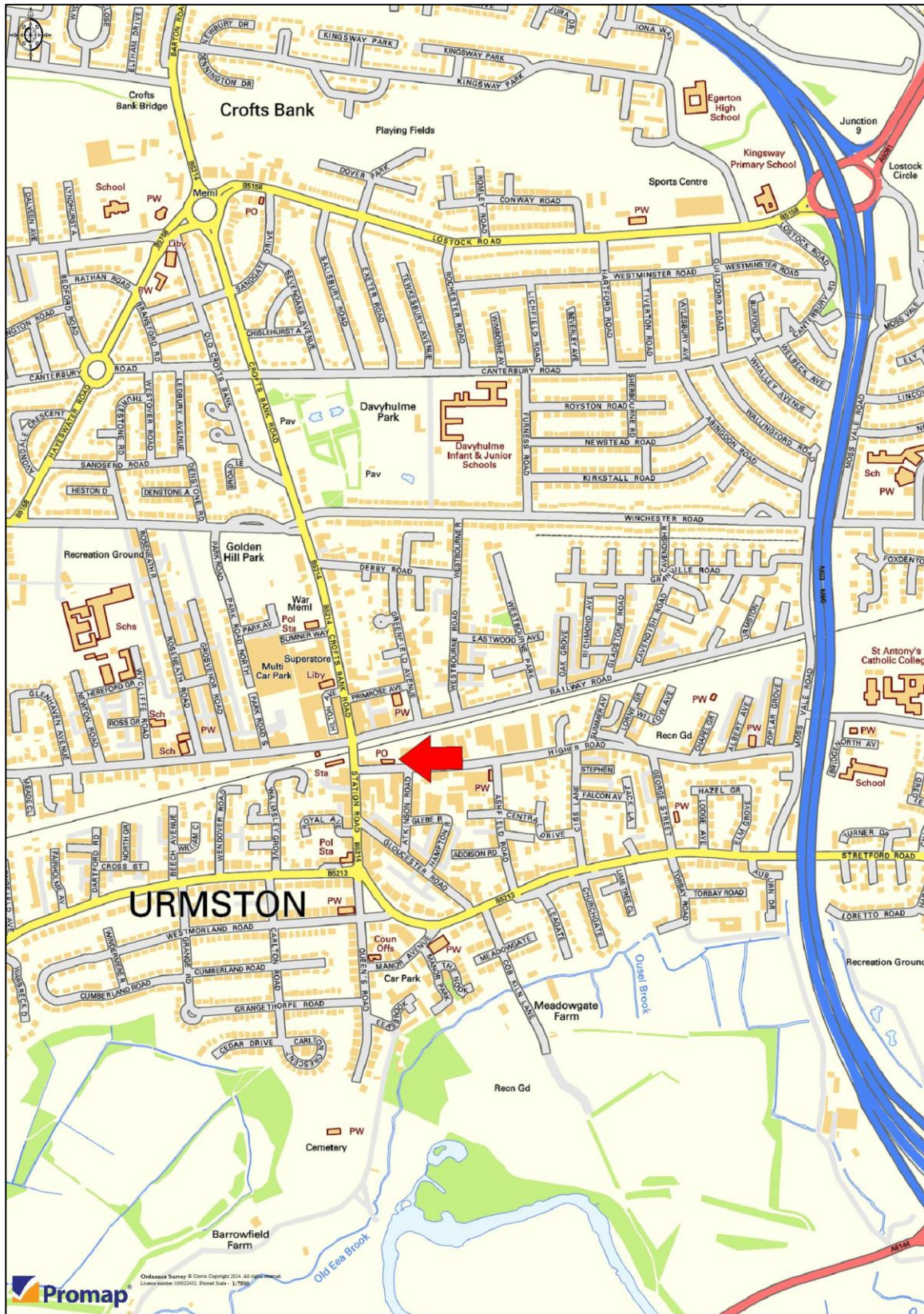
VIEWING

Strictly by arrangement with the sole agent.

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*Subject to Contract
September 2014*



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