

TO LET

SELF CONTAINED SHOP / OFFICE

524 SQ/FT



**30 OLD MOAT LANE,
WITHINGTON,
MANCHESTER,
M20 9EF**

**RENT £160 PER WEEK
AVAILABLE IMMEDIATELY**

FRASERCOMMERCIAL

COMMERCIAL PROPERTY SPECIALISTS

LOCATION

The property is located on the north side of Old Moat Lane close to the junction with Yew Tree Road in the centre of Withington. The fashionable Burton Road area of West Didsbury along with its Metrolink stop and various bars and restaurants is just a short walk away. Manchester City Centre is 4 miles to the north.

DESCRIPTION

The property comprises a self contained ground floor retail unit in a popular parade of local shops. The shop has an aluminium framed shop front with electric roller shutter protection. The unit was last used as a pawn brokers and is in a mainly open plan format. There is ample free on street parking in the immediate area.

ACCOMMODATION

Ground floor retail	524 SQ/FT
WC	Not measured

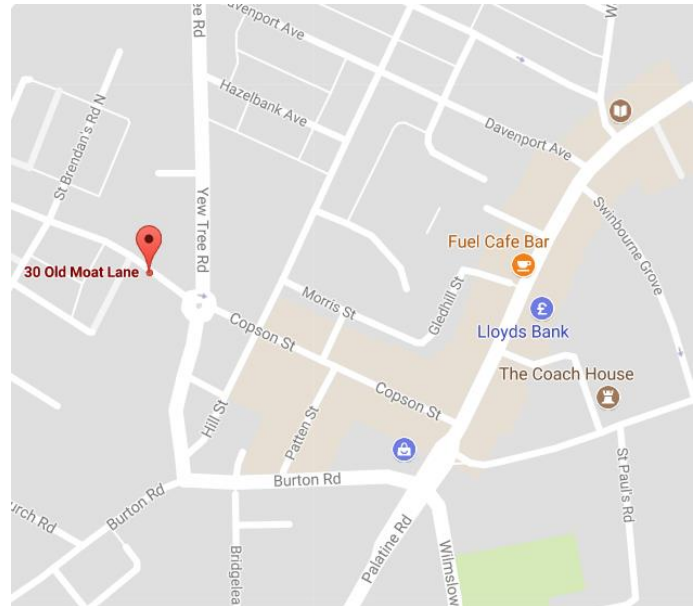
LEASE

The property is available by way of a new effectively fully repairing and insuring lease for a term of years to be agreed at a rental of £8,500pa

BUSINESS RATES

The property is assessed for rating purposes at R.V £7,300. 100% small business rates relief is likely available.

Please contact Manchester Council Business Rates Department for further information.



EPC

Available on application

VAT

All prices, rents and outgoings are exclusive of VAT but may be liable to VAT at the prevailing rate.

VIEWING

Strictly by prior appointment with the agent –

Simon Fraser MRICS



CALL: 0161 244 8640
EMAIL: simon@frasercommercial.co.uk

Preparation of details 15 Jan 2020