





Location

The property is on Higher Road in the heart of Urmston Town Centre and located on the corner of Higher Road and Station Road occupying a prominent and highly visible position amongst a number of notable tenants such as Sainsburys, Costa, Greggs, Aldi, Co-op Funeral Care, ATS Euromaster and the Eden Square shopping centre.

Description

A GROUND FLOOR RETAIL UNIT of over 420 sq ft together with a further 860 sq ft of Offices/Storage above over 2 floors. The property includes Kitchen and Bathroom facilities located on the first floor with further Bathroom facilities on the second. There is one parking space allocated to the property located to the rear of the unit. The property enjoys full gas central heating via radiators to all floors. The property is becoming available following expiry of the existing lease.

Accommodation

Retail Area

A Double Fronted Ground Floor Retail Unit with over 420 sq ft of space. A staircase to the left hand corner provides access to the upper floors. With storage space below the stairs the area is warmed by radiators and comes with suspended ceiling. .

First Floor

Office Area 1

A good size first floor office/retail area of some 300 sq ft of space fronting onto Higher Road. Currently being used as a secondary retail area, to the rear of the room is a Kitchen which in turn leads to a Bathroom. There is also a staircase leading to the second floor.



Kitchen

At the rear of the first floor is the Kitchen which comes with a sink unit and also houses the boiler for the central heating system for the building.

Bathroom

Accessed from the Kitchen is the Bathroom which comes with low level WC and hand wash facilities.

Second Floor

Office Area 2

Accessed from the main staircase is an open office area that runs from the rear elevation through to the front with the main windows overlooking Higher Road. The room provides access to 2 further Offices/Storage areas: one fronting onto Higher Road and the other, to the rear, also housing a further Bathroom.

Office 3

A smaller Office to the front elevation overlooking Higher Road.

Office 4

To the rear elevation is a further Office/Storage area which includes Bathroom facilities.

The second floor provides some 380 sq ft of office/storage space.

Services

The property enjoys full gas central heating.

Terms

The property is available by way of a new lease.

Rates

The current rateable value is £8,200



VAT

We understand that the property is not currently subject to VAT.

Legal Costs

Each side to pay their own costs.

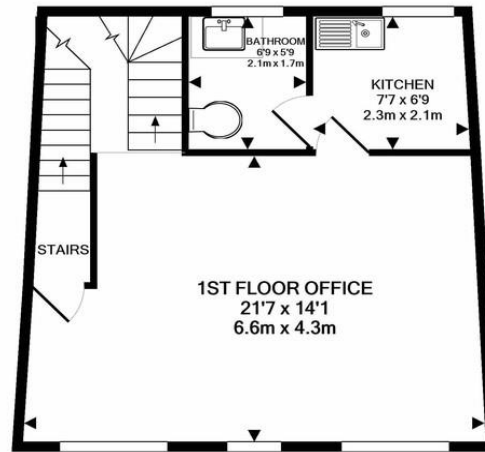
Parking

1 Parking Space located to the rear of the property.





GROUND FLOOR
APPROX. FLOOR
AREA 422 SQ.FT.
(39.2 SQ.M.)

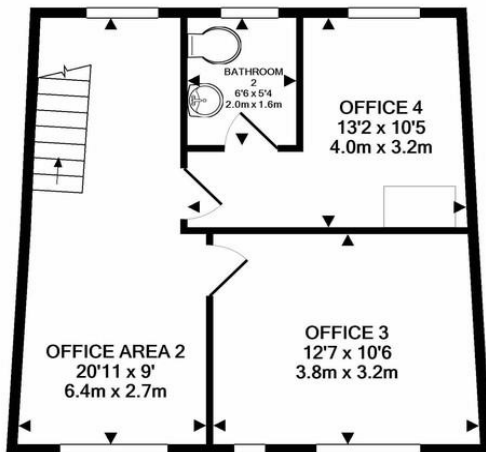


1ST FLOOR
APPROX. FLOOR
AREA 429 SQ.FT.
(39.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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2ND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(40.0 SQ.M.)