

# Jets

STATION ROAD, URMSTON, MANCHESTER, M41 9JG

£16,500.00 PER ANNUM





### **Location**

Ground Floor Retail Unit located on Station Road in the heart of Urmston Town Centre. The property is situated on a prominent main road, just a moments walk from the train station and in close proximity to a number of notable tenants such as Sainsburys, Costa, Greggs, ATS Euromaster and the Eden Square shopping centre.

### **Description**

A Ground Floor Retail Unit of some 643 sq ft comprising a retail area to the front, Storage Area and, to the rear, a Kitchen and WC. As it is presented the property is a blank canvas offering lots of potential.

### **Accommodation**

#### **Entrance**

The property is accessed via an aluminium glazed entrance door with a large shop front display window facing out onto Station Road.

#### **Retail Area - 4m x 11.6m (13'1" x 38')**

A large open plan retail area which is a blank canvas to new tenants with flexible space that can be changed to suit. The retail area is fitted with a suspended ceiling with inset fluorescent strip lighting. A wall mounted alarm control system. The unit has numerous power points and heating outlets. To the rear is an open access leading through to the Rear Office/Storage Area.

#### **Rear Office/Storage Area 2.414 x 3.945 (7'11" x 12'11")**

A good sized space which could be used for either storage space or as a rear office. This room is fitted with a suspended ceiling with inset strip lighting. There



are numerous power points and a hardwood glazed window overlooking the side of the property. There is a door leading to the Kitchen/Bathroom Area.

### **Kitchen**

A small Kitchen area which comes with sink set into a base unit with a stooge below. There is an emergency exit leading out to the rear of the property.

### **Bathroom**

Fitted with Wc and pedestal hand basin.

### **Services**

The property is connected to electricity and water supply.

### **Terms**

A new lease with a minimum 3 years unbroken term.

### **Rates**

The Rateable Value of the property is £7,200 and, as such, will qualify for small business rates relief and should be exempt from business rates subject to terms and conditions. Please contact Trafford Council for full details.

### **VAT**

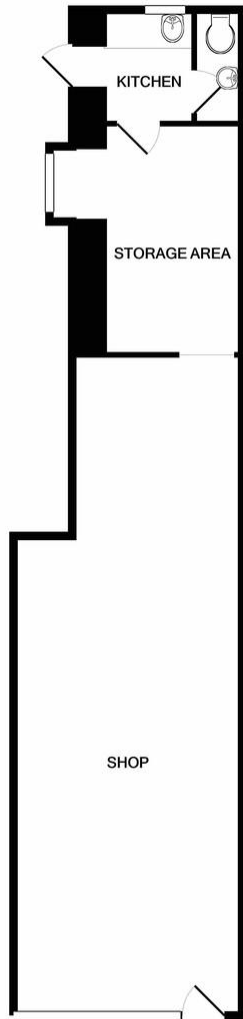
The property is not currently elected for VAT

### **Legal Costs**

### **Viewing**

Via Sole Agents: Jets Commercial on 0161 962 1234





TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.8 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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