



barkerproudlove
retail property consultants

Leeds Office: 0113 388 4848

Manchester Office: 0161 631 2852

HIGH STREET PROPERTY / CLASS E
133 Market Street, Droylsden, M43 7AR



Rent: £25,000 pax
Ground Floor Area
1,736 Sq ft / 161 Sq M

**TO
LET**

Viewing strictly through the sole agent.

Barker Proudlove

James Moss

07977 278229

jmoss@barkerproudlove.co.uk

In partnership with:



****Rent Incentives Available****

Location:

Droylsden is a town in Greater Manchester, 4.1 miles East of Manchester City Centre and 2.2 miles West of Ashton Under Lyme. The town has a population of 22,689 (2011 Census) whilst the borough of Tameside boasts a population of 214,000. The town is on the tram network providing easy access to Manchester and surrounding suburbs.

The property forms part of the Droylsden Shopping Centre which provides 13 large retail units and linked shopping centre with parking for 280 vehicles. The property is located on the corner of Market Street immediately adjacent to Boots. Other retailers in close proximity include Greggs, Card Factory and William Hill.

Accommodation:

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Demise:	Sq Ft	Sq M
Ground Floor	1,736	161.3
First Floor	1,085	100.8

Rent:

Offers in the region of £25,000 pa

Tenure:

The property is available by way of a new sub lease for a term to be agreed.

Planning Permission:

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business Rates:

The premises currently has a rateable value of £26,000. For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

EPC:

Energy Performance Asset Rating - Available on request

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

November 2021

Subject to Contract

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