



barkerproudlove
retail property consultants

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SHOPPING CENTRE PROPERTY / CLASS E

FORMER WILKO UNIT

Unit 1, Harpurhey Shopping Centre, Harpurhey



Rent: **£178,000 PA**

Total Area

26,552 Sq ft / 2,467 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Harpurhey is located 3 miles north east of Manchester City Centre fronting the A664 Rochdale Road.

Harpurhey Shopping Centre is anchored by an 88,000 sq ft ASDA foodstore, together with 800 free car parking spaces. Other national retailers represented include B&M, Poundland, Select, Card Factory, Specsavers, McDonalds, KFC, Aldi and Lidl. The popular Market Hall trades 6 days a week and generates a significant amount of footfall.

The Manchester College (Harpurhey Campus) is situated adjacent to the shopping centre.

Accommodation:

The premises comprise the following approximate areas and dimensions:-

| Demise: | Sq Ft | Sq M |
|----------------|--------------|-------------|
| Ground Floor | 26,552 | 2,467 |

Tenure:

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £123,000. For further details visit Gov.uk or contact the business rates department at the local authority.

From 1st April 2023, the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

The on-account service charge for the current year stands at approximately £67,918.

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:

December 2023

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