

# Retail Unit To Let



## Collyhurst, Manchester

1 Shellard Road, M40 8AR

Completion Date: TBC

Ground Floor Retail: c. 1,076 sq ft (99.96 sq m)

Rent: £25,000 pax

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**Location & Description:**

- The Collyhurst Neighbourhood is situated within Victoria North, the North of England's biggest transformational regeneration project, which is set to create 15,000 new homes across 155 hectares and seven neighbourhoods over the next 15-20 years.
- Positioned within the exciting Phase 1 development at Collyhurst Village, this unique retail space offers a rare opportunity to be part of a growing community surrounded by established residential areas. Located just one mile from Manchester City Centre, the retail unit will be delivered alongside 274 new homes and a vibrant new community park which is set to complete in 2026.
- This purpose built retail unit is located on the ground floor of a new residential apartment block on the arterial Rochdale Road, a major route into Manchester City Centre, ensuring excellent visibility and accessibility. It is perfectly placed to serve existing and new residents, including visitors.
- The retail space benefits from a double-height ceiling and expansive floor to ceiling glazed shop front providing abundant natural light and a strong frontage onto Rochdale Road. It offers exceptional potential for businesses looking to establish a presence in a growing urban environment as part of this significant regeneration.

**Demise:**

Retail Space c. 1,076 sq ft (99.96 sq m)  
Ancillary c. 257 sq ft (23.88 sq m)  
(exact measurements to be confirmed)

**Rent:**

£25,000 per annum exclusive.

**Lease:**

A new eFRI lease for a term of years to be agreed.

**Service Charge:**

Available upon request.

**EPC:**

The property has yet to be assessed.

**Legal and Professional Fees:**

Each party to bear their own legal costs.

**Rating Assessment:**

The property has yet to be assessed.

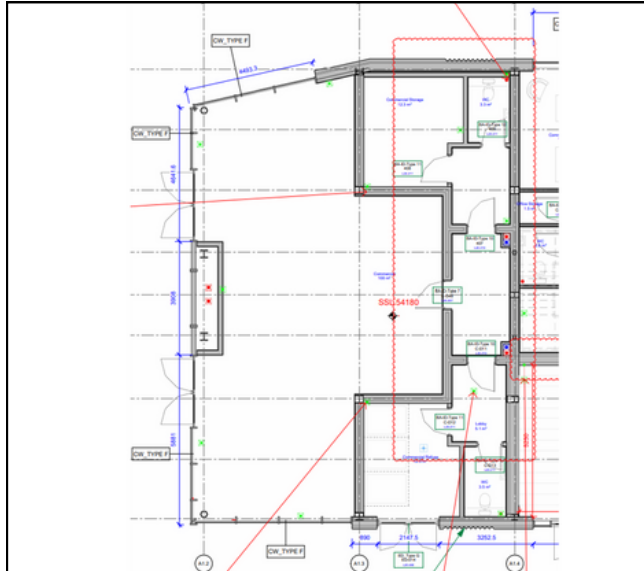
**Date Prepared:**

June 2025

**MONEY LAUNDERING REGULATIONS** In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**Contact Us:**

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Ground Floor Layout Plan



Collyhurst Location Plan

