

Manchester Office: 0161 631 2852

# To Let



# Harpurhey

Unit 7, Harpurhey Shopping Centre

5,675 sq ft / 527.22 sq m Rent on Application



Manchester Office: 0161 631 2852

# **Location & Description:**

- Harpurhey is located 3 miles north east of Manchester City Centre.
- Harpurhey Shopping Centre is anchored by an 88,000 sq ft Asda foodstore and boasts a 800 space free car park. The Manchester College (Harpurhey Campus) is adjacent to the scheme.
- Retailers represented include B&M, KFC, Card Factory, Select and McDonalds. The Market Hall trades 6 days a week and generates significant footfall.
- The subject premises are located adjacent to Poundland and Farmfoods.

#### Demise:

Ground Floor 5,675 sq ft 527.22 sq m

#### Rent

Available upon application.

### Lease:

New FRI lease for a term to be agreed.

# Service Charge:

Available on request.

## **Business Rates:**

Rateable Value (April 2023) - £17,750.

### EPC:

To be confirmed.

# Legal and professional fees:

Each party to bear their own legal and professional costs.

#### **Contact Us:**

**Grant Owens** 

07808 646576 grant@barkerproudlove.co.uk

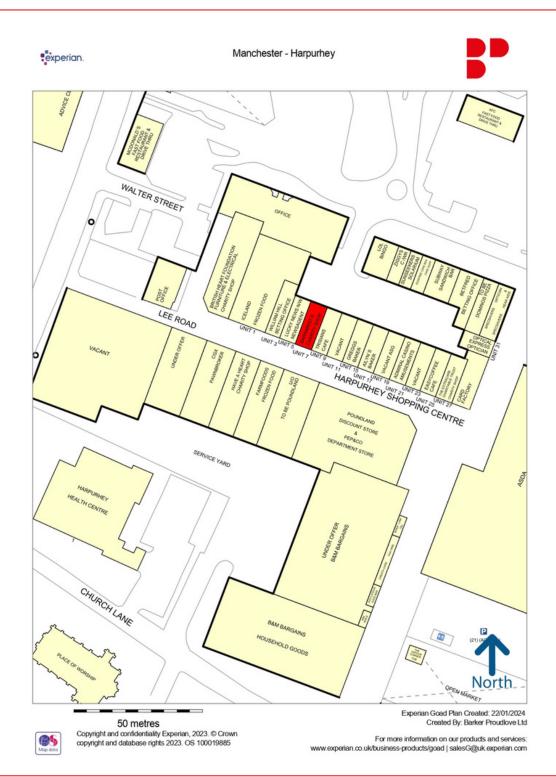
**Andrew McGuiness** 

07969 641622 andrew@barkerproudlove.co.uk

MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



# Manchester Office: 0161 631 2852



MPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.