Barker Proudlove

**Leeds Office**: 0113 388 4848

**Manchester Office**: 0161 631 2852

# SHOPPING CENTRE PROPERTY / CLASS E

## Unit 8 Cheetham Hill Shopping Centre, Cheetham Hill M8 5EL




LET

## Rent: **£30,000 PA**

**Ground Floor Area**

1,497 Sq ft / 139 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

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**Location:**
Cheetham Hill Shopping Centre is located 2 miles to the north of Manchester City Centre.

The Shopping centre is an open air scheme anchored by a 75,000sqft Tesco and benefits from a 530 space car park.

Other occupiers in the scheme include Costa, Card Factory, Manchester Plaza, Cash Generator and Savers.

**Accommodation:**
The premises benefit from a high quality fit out and provide the following areas:-

| **Demise:** | **Sq Ft** | **Sq M** |
|---|---|---|
| Ground Floor | 1497 | 139.08 |

**Rent:**
We are seeking a rent of £30,000 per annum exclusive.

**Tenure:**
The property is available by way of an assignment expiring on 27th January 2024.

**Business Rates:**
The premises currently has a rateable value of £20,250.

For further details visit Gov.uk or contact the business rates department at the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. 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.

**Service Charge:**
The on-account service charge for the year 2020 stands at approximately £4,808.

**EPC:**
Energy Performance Asset Rating - B

**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:**
September 2020

Subject to Contract

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