

HIGH STREET PROPERTY / CLASS E**86 Belle Vue Street Gorton, Gorton M12 5PP****Rent: £37,500 PA****Ground Floor Area****1,885 Sq ft / 175 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Gary Crompton****Mob: 07554 402314****Email: gary@barkerproudlove.co.uk****Jon Lovelady****Mob: 07717 661389****Email: jon@barkerproudlove.co.uk**

Location:

Gorton is an area of Greater Manchester, to the South East of Manchester City Centre. The subject premises is located on Belle Vue Street that leads to the A57 Hyde Road.

Accommodation:

The property consists of several ground floor rooms that can be combined to suit a variety of uses. The property benefits from a large rear area that would be suitable for customer parking.

Tenure:

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates:

The premises currently has a rateable value of £11,250. 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

EPC:

Energy Performance Asset Rating - C

Legal Costs:

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

VAT:

Please note the property is not elected for VAT.

Date Prepared:

May 2023

Subject to Contract

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GROUND FLOOR LAYOUT PLAN

