

SHOPPING CENTRE PROPERTY / CLASS A1

Unit 18 Harpurhey Shopping Centre, Harpurhey M9 4DH



**barkerproudlove**  
retail property consultants

**Rent: On application**

**Area**

705 Sq ft / 66 Sq M

**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 Wilko, 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.

The subject premises front the car park and are adjacent to Sunseekers Solarium and Subway. This part of the shopping centre lends itself to both daytime and evening trade with the likes of McDonalds, KFC, Subway and Betfred all trading into the evening.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	705	65.5
First Floor Ancillary	685	63.64

**Rent:**

Upon application

**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 unit has a 2017 rateable value assessment of £14,250.

For further details please contact the business rates department in 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 combined on-account service charge and insurance premium for the year 2018 stands at £2,772.00

**EPC:**

Energy Performance Asset Rating - D

**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:**

February 2020

Subject to Contract

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