

SHOPPING CENTRE PROPERTY / CLASS A1**Unit 7 Harpurhey Shopping Centre, Harpurhey M9 4DH****Rent: On application****Area****5,675 Sq ft / 527 Sq M****LET****Viewing Strictly through the sole letting agent.****Barker Proudlove****Andrew McGuinness****Mob: 07769 641622****Email: andrew@barkerproudlove.co.uk****Grant Owens****Mob: 07808 646576****Email: grant@barkerproudlove.co.uk**

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 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 are located adjacent to Poundland & Farmfoods.

Demise:	Sq Ft	Sq M
Ground Floor	5675	527.22

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 rateable value of £17,750.

For further details please contact the business rates department in 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.

Service Charge:

Available on request

EPC:

Energy Performance Asset Rating - TBC

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:

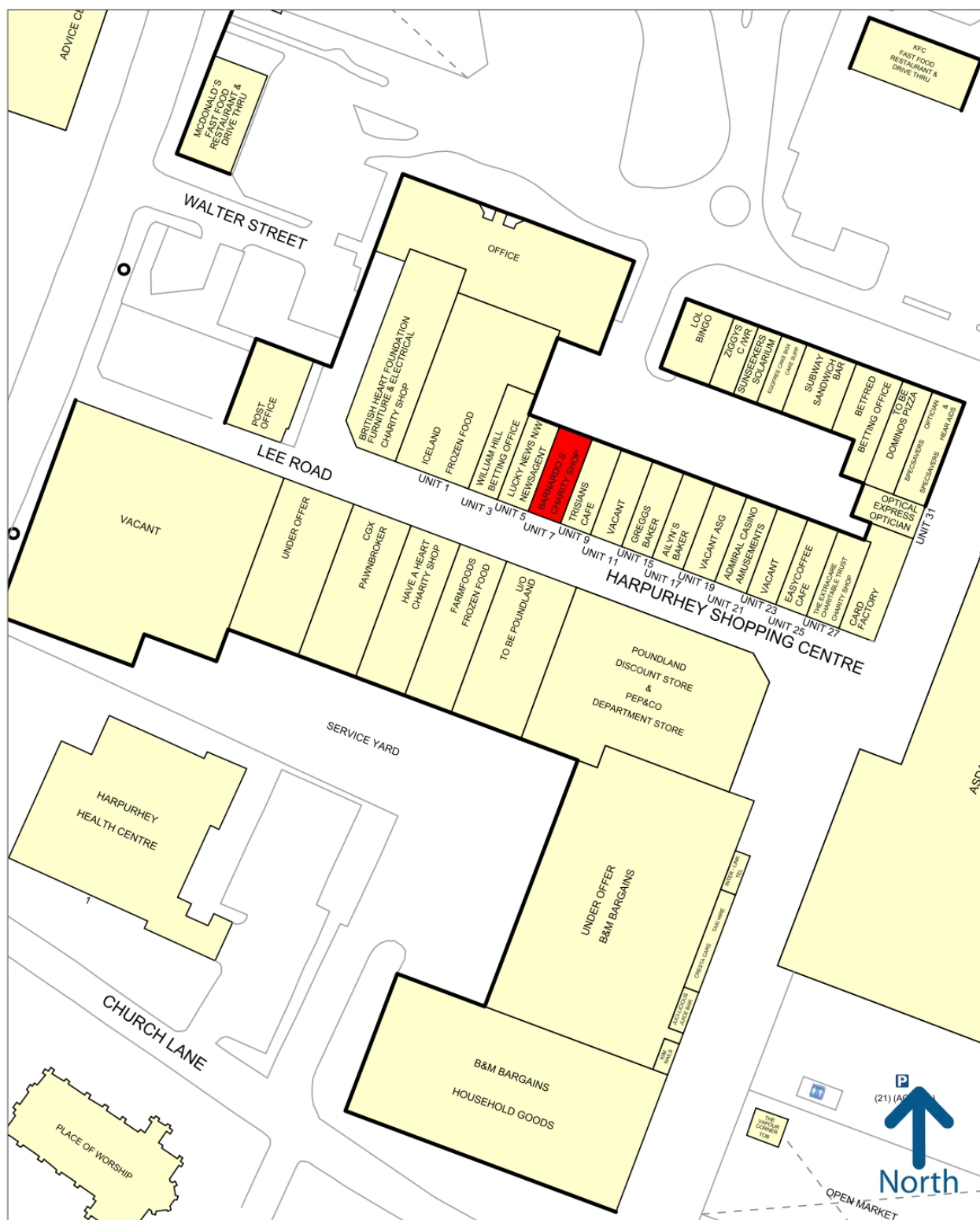
February 2020

Subject to Contract

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Manchester - Harpurhey



50 metres

Experian Goad Plan Created: 22/01/2024

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