

RETAIL WAREHOUSE - TO LET

STRETFORD - 750 CHESTER ROAD | STRETFORD | MANCHESTER | M32 0WZ

Mason
Partners



LOCATION

Stretford is a densely populated suburb of Manchester situated approximately 3 miles south west of the City Centre.

Chester Road (A56) is a major arterial road that leads from Junction 7 of the M60 through to Manchester City Centre.

It is estimated that some 20,000 vehicles pass by the subject site on a daily basis.

SITUATION

The subject property is located adjacent to a Lidl Supermarket on the corner of the A56 Chester Road and Ravenswood Road.

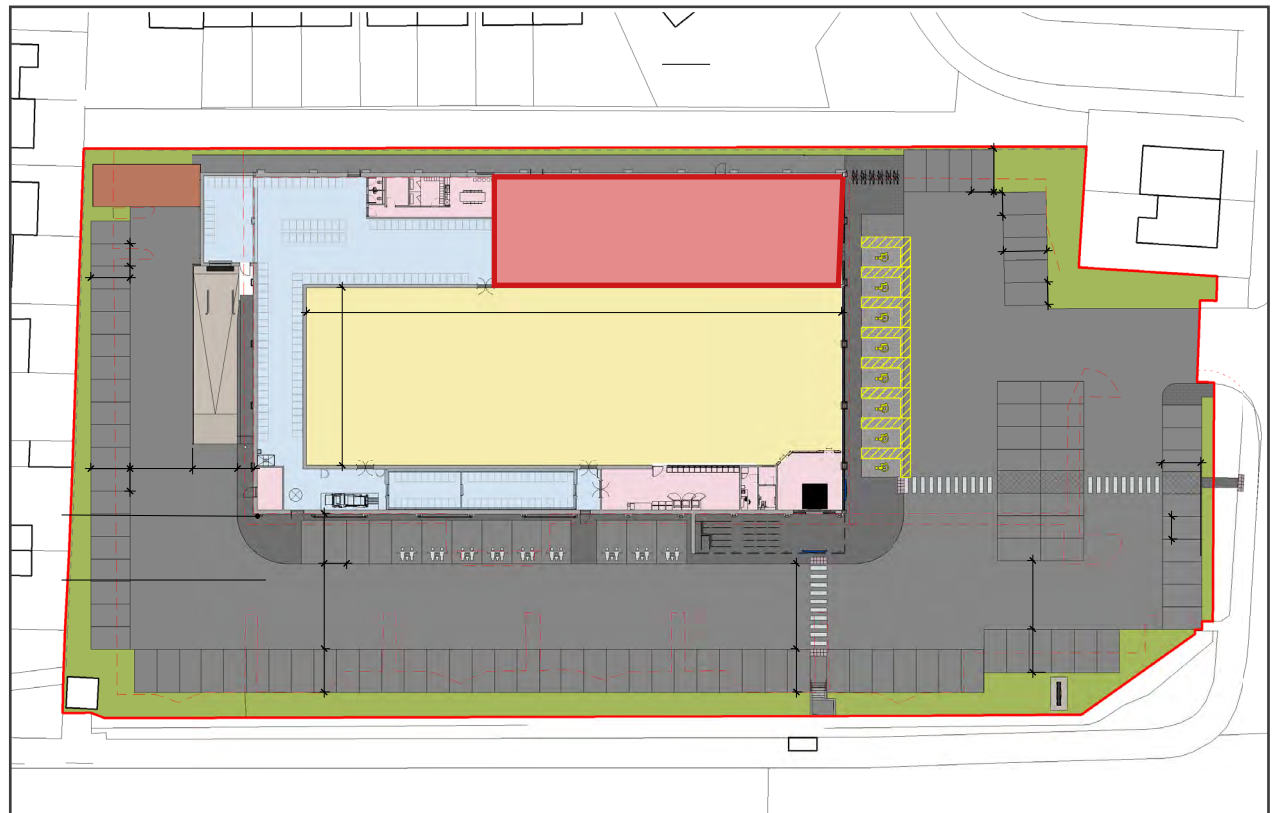
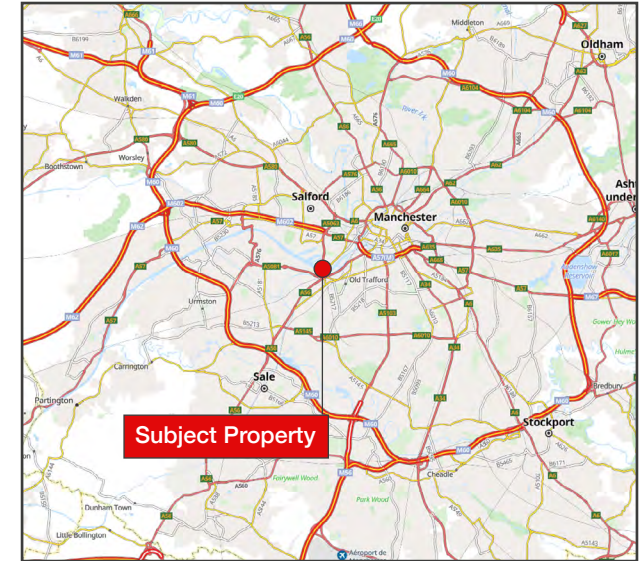
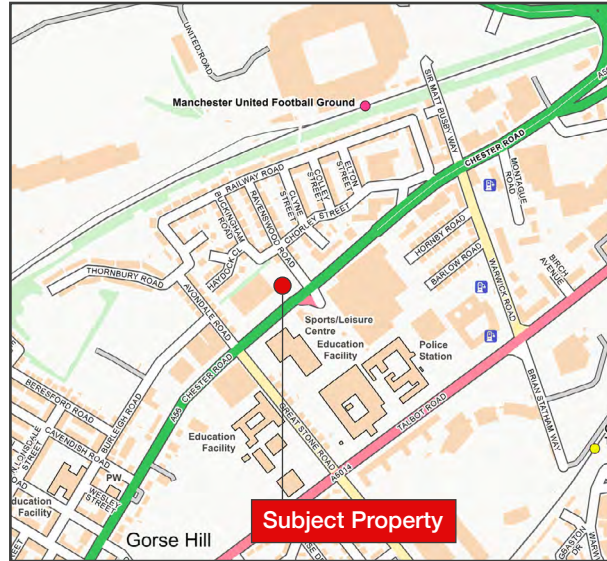
The subject site is directly opposite a large Tesco Extra Supermarket and in close proximity to Old Trafford Cricket Ground and Old Trafford Football Ground. White City Retail Park and Chester Road Retail Park are located in close proximity which include tenants such as Aldi, M&S Foodhall, Home Bargains and DFS.

ACCOMMODATION

The subject property comprises a shell specification to the right hand side of a new Lidl supermarket which benefits from a car park for 119 spaces to the front and side.

The subject property comprises the following approximate floor areas:-

Ground Floor GIA 5,661 sq ft 526 sq m



TERMS

The premises are available to let by way of a new full repairing and insuring lease for a terms of years to be agreed.

RENT

£68,000 pax.

RATES

We are advised that the subject property has not yet been assessed for business rates.

Interested parties are advised to make their own enquiries with Manchester City Council to verify this on 0161 234 1103.

PLANNING

We understand that the subject premises benefit from a Class E planning consent.

Interested parties are advised to make their own enquiries with Manchester City Council on 0161 234 4516

EPC

An EPC is available on request.

LEGAL COSTS

Each party to pay their own legal costs in respect of the legal documentation produced in this transaction.



FURTHER INFORMATION

For further information or to arrange an inspection please contact:

LEE QUINN

M: 077881 88 731 **E:** leequinn@masonpartners.com

Mason Partners LLP
The Corn Exchange
Brunswick Street
Liverpool, L2 0PJ

**Mason
Partners**



MISREPRESENTATION ACT 1967 AND DECLARATION: Mason Partners LLP, for themselves and the vendors of the property whose agents they are, do hereby declare that: i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each item; iii) No person in the employment of Mason Partners LLP has any authority to make or give any representation or warranty in relation to this property. May 2023. Designed by i-creative.