

## TO LET **Retail Warehouse**

750 Chester Road, Stretford  
Manchester M32 0WZ



### CONTACT

**Mike Bumford**  
07788 412168  
michael.bumford@rapleys.com

Self contained retail warehouse premises adjoining  
new **Lidl** store

526.00 sq m (5,661 sq ft)

On site parking

Available immediately

rapleys.com  
**0370 777 6292**

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### Location

The property is situated in Stretford, approximately 2 miles from Manchester city centre. The property is located close to Old Trafford football stadium, Media City and Lancashire County cricket ground. Being prominently situated on Chester Road (A56), the premises benefits from a traffic flow of circa 40,000 vehicles per day and easy access to the M60 motorway approximately 2 miles distant.

White City Retail Park and Chester Road Retail Park are situated within close proximity which include tenants such as **M&S Foodhall, Home Bargains, Bensons for Beds, Aldi, Harveys** and **DFS**, amongst others. **Tesco Extra** is also situated opposite the property.

### Description

The premises forms part of a newly redeveloped retail site. The unit is located to the rear of a large food store and is available on a sublease from the food store operator.

The unit will be accessed to the right hand side of the food store entrance and the total site benefits from 119 car parking spaces. The premises are of a retail warehouse steel frame construction and is fully open plan.

The handover specification for this premises will be subject to negotiation. Further details available on request.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>526.00</b>	<b>5,661</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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#### Tenure

Leasehold.

#### Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

#### Planning

The property currently benefits from A1 (retail) warehouse consent. Alternative uses (at the tenant's cost) will be considered subject to landlords approval.

#### Rating

We are advised that the property is yet to be assessed for Business Rates. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

#### Energy Performance

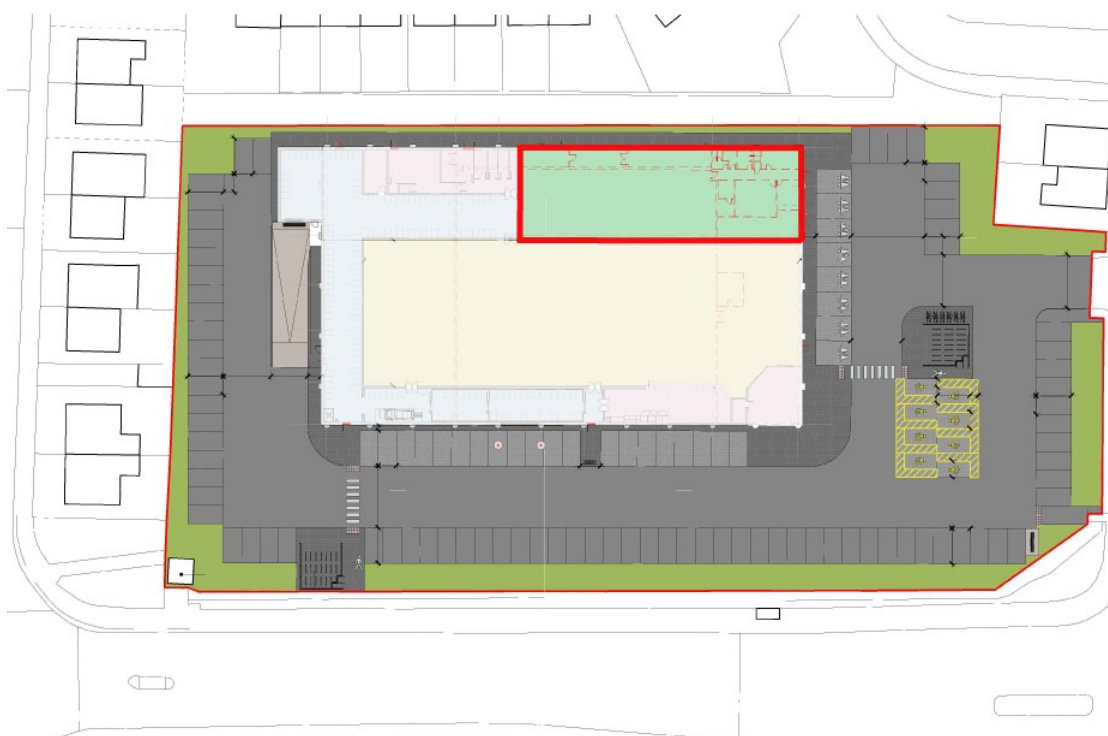
Energy Performance Asset Rating: TBC.

#### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

#### Viewing

Through the sole agent.



Red outline indicates available sub-let unit



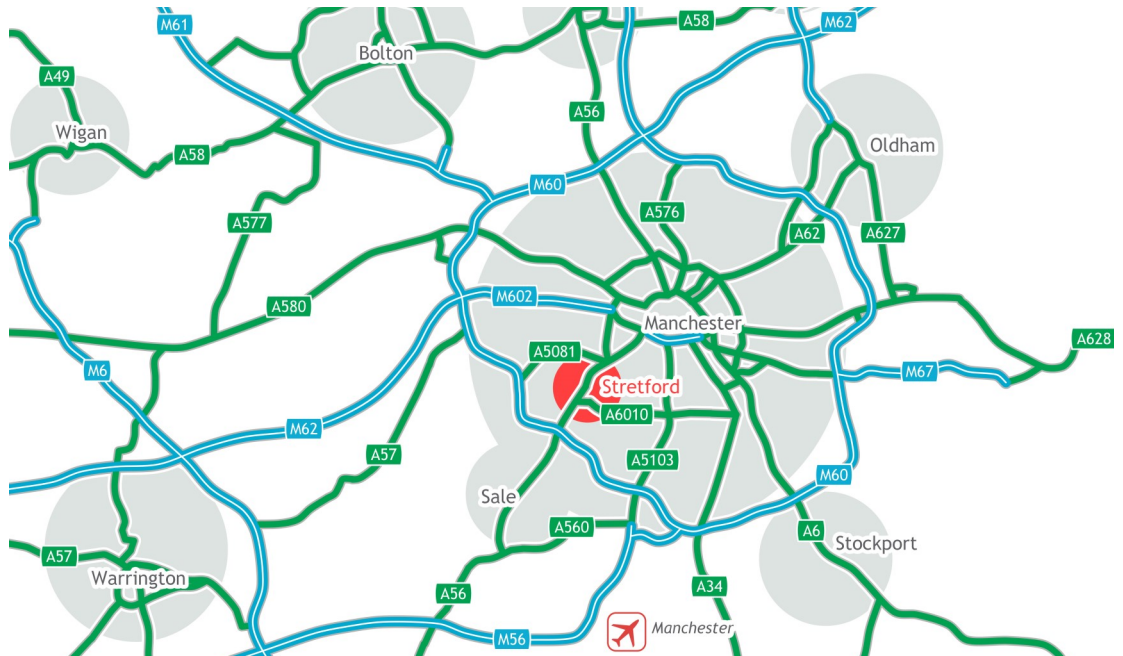
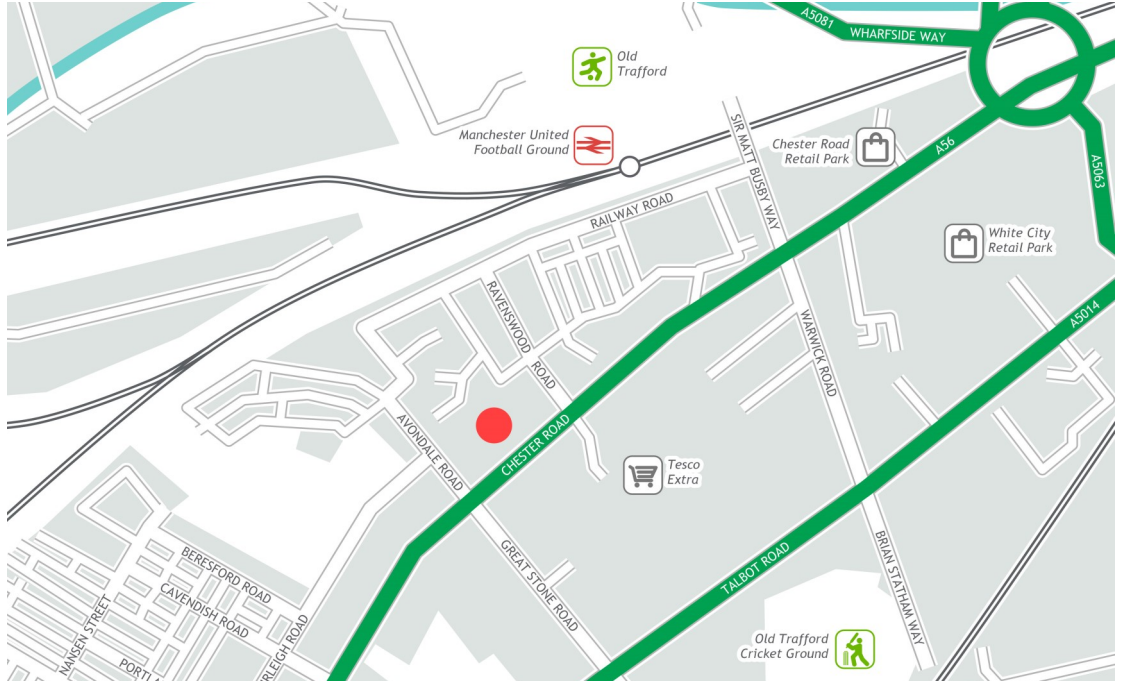
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