



TO LET



220 Higher Road, Urmston M41 9BH

Prominent detached building, with car parking and yard. Suitable for a variety of uses including; trade counter, office, industrial and retail subject to planning. 336 sq m (3,618 sq ft)

No. 1 Portland Street
Manchester
M1 3BE

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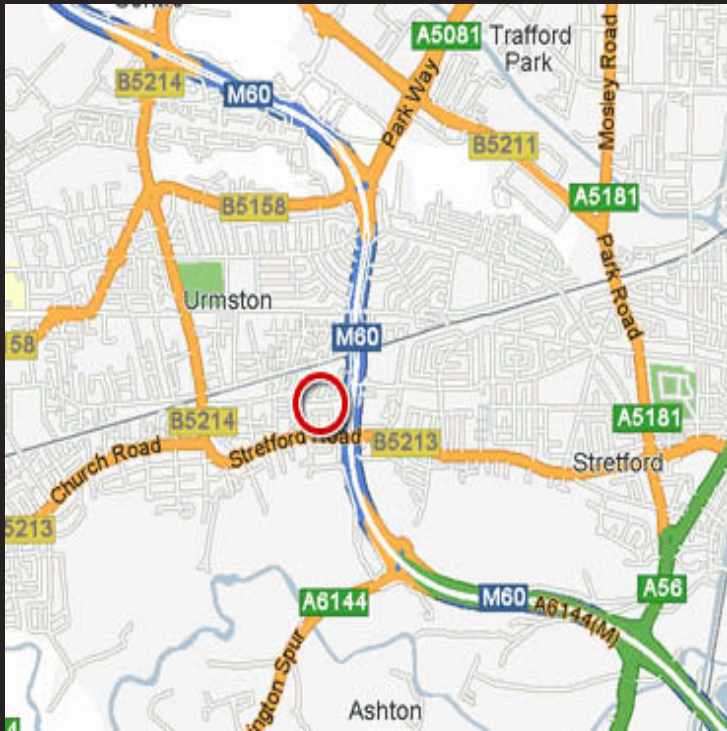


Commercial Property
Advisers and Agents

www.tfcproperty.com

0161 234 0777

220 Higher Road , Urmston, M41 9BH



LOCATION

The premises are situated in a prominent position at the corner of Moss Vale Road and Higher Road in Urmston. Urmston town centre is approximately 0.5 miles.

The premises can be accessed via Junctions 7,9 and 10 of the M60 orbital motorway and there are regular bus services along Higher Road. Manchester city centre is approximately 4miles to the East.

DESCRIPTION

The premises comprise a detached building which has been used previously for offices, showroom and storage. They would lend themselves to a number of uses including trade counter and retail , subject to the necessary permissions being obtained. The building is of traditional brick construction underneath a flat roof which has been recently replaced. Internally there is a large storage/workshop area to the ground floor, male and female WC's and a range of private an communal offices areas and stores.

Externally there is car parking for 7 cars fronting Moss Vale Road as well as a yard area to the side fronting Higher Road.

ACCOMMODATION

Measured on a gross internal basis we estimate the accommodation extends to the following approximate areas.

	SQ FT	SQ M
Ground floor	3,054	283.68
First floor	564	52.48
Total	3,618	336.16

SERVICES

All mains services are connected to the premises.

RATEABLE VALUE

£20,000

TERMS

The property is available to rent on a full repairing and insuring basis for a term of years to be agreed.

RENT

Our clients are seeking an initial rent of £20,000 per annum excl.

VAT

Unless otherwise stated, all prices and rent are quoted exclusive of, but may be liable to VAT, at the prevailing rate.

VIEWING

Strictly by appointment with the sole agents TFC on 0161 234 0777.

SUBJECT TO CONTRACT