



TO LET

**220 Higher Road,
Urmston
M41 9BH**



Prominent detached building with car parking & Yard

- 3,618 sq ft (336 sq m)
- Suitable for a variety of uses STP
- Separate yard area
- Private & Communal carpeted offices
- Reception Area
- Extremely prominent corner position
- Excellent floor to ceiling height
- Available from February 2019

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Manchester M3 3WR

www.tfcproperty.com

Tel: 0161 234 0777



Commercial Property
Advisers and Agents



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0161 234 0777

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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 to the west.

The property 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 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

RATEABLE VALUE

£19,500

SERVICES

All mains services are connected to the premises

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 £25,000 per annum excl.

VAT

Will be applied at the prevailing rate.

EPC

Available upon request.

VIEWING

Via the sole agents TFC on 0161 234 0777.



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