



## To Let Ground Floor Retail Unit

37 Church Street West, Radcliffe, Manchester, Lancashire, M26 2SP

826 ft<sup>2</sup> (76.74 m<sup>2</sup>)

- Self Contained Premises
- Large Public Car Park to the rear of the property
- Shared loading point to the rear
- Suitable for a variety of uses
- Close to Radcliffe Medical Centre
- Short Distance from the Radcliffe Metrolink Stop

## Description

The subject property is a mid terrace ground floor unit with a single shop front. It is suitable for a variety of uses. The unit provide an open plan sales area, part of which is raised up to the rear of the sales area. The unit also has the benefit of further accommodation which could be used as an office or storage and benefit from a W.C.

The property is suitable for a variety of uses including retail, office, health and beauty or a café. There is a shared loading area to the rear of the property with roller shutter access. The property is secured by electric roller shutters over the entrance and the shop front windows

## Location

The property is located along Church Street West in Radcliffe Town Centre. A popular location surrounded by both commercial users and residential occupiers.

It is close to The Radcliffe Medical Practice and benefits from a number of free public car parks to the rear of the property and directly in front of the subject property. It has good transport links being a short distance from a metro link tram stop. Whitefield and Bury Town Centres can also be accessed within under a 10 minute drive.

## Accommodation

The property has been measured in accordance with the latest RICS code of measuring practice on a Net Internal Area basis (NIA) and we understand the property to provide 76.81 sq. m (826 sq. ft) of accommodation.

## Rent & Lease Terms

£850.00 per calendar month. Payable quarterly in advance exclusive of all other outgoings.

The property will be held on full repairing and insuring lease for a term to be agreed.

## Planning Use

Use Class E retail or office use. Alternative uses may also be suitable for the subject property.

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £6,200

## Viewing

Viewing by way of appointment through the sole agent  
Fletcher CRE  
01204 221 030  
[info@fletchercre.co.uk](mailto:info@fletchercre.co.uk)



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