



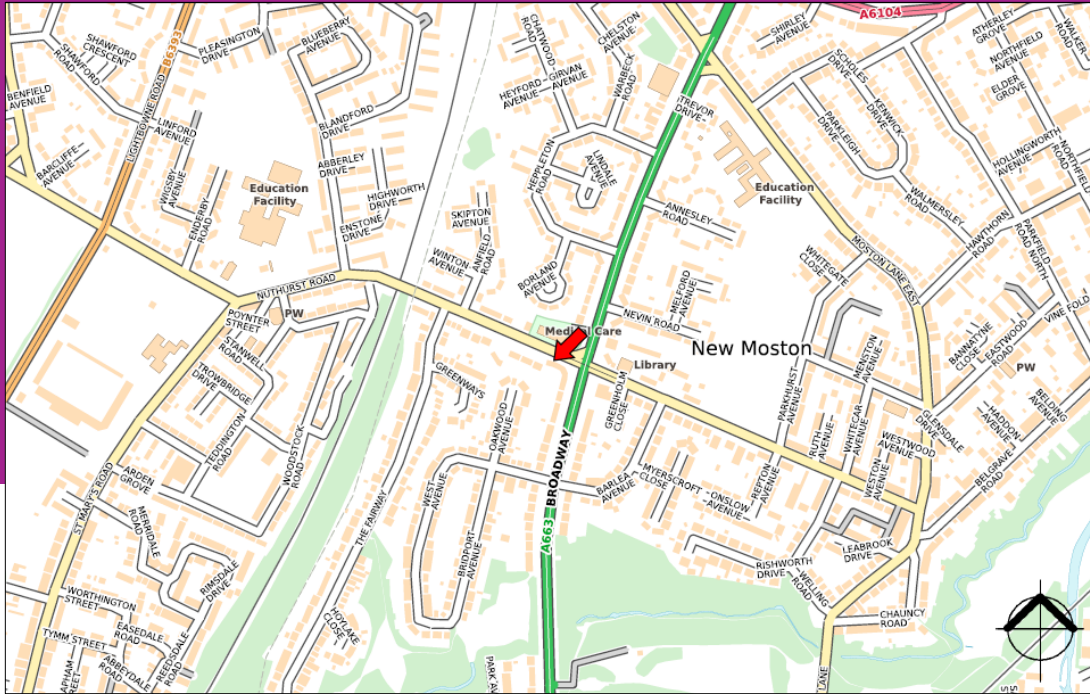
**TO LET**

**PRIME SHOP UNIT**

## 162 Nuthurst Road, Manchester M40 3WG

- Available immediately
- Located just off the A663, the property is 4.8 miles from Manchester city centre and 0.8 miles from the M60
- Nearby retailers include: New Moston Brunch Bar, Scuffy to Fluffy and Pet & Reptile Lovers.
- Suitable for a variety of uses, current planning permission granted for Class E.

# 162 Nuthurst Road, Manchester M40 3WG



## Area

Ground Floor Sales 685 sq.ft. (63.56 sq.m.)  
First Floor 476 sq ft. (44.22 sq. m.)

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

£14,000 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

## Rates

Rateable Value £9,300

## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## Legal costs

Each party to be responsible for their own legal costs.

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented



**Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.**

## Viewing

Strictly through the agent:

Nathaniel Thomasson

m. 07876 193821

e. [Nathaniel.thomasson@masonowen.com](mailto:Nathaniel.thomasson@masonowen.com)