



FLIXTON ROAD
URMSTON

£725



EPC GRADE:- C



VITALSPACE
INDEPENDENT ESTATE AGENTS



Flixton Road, Urmston, M41 5DR

PROPERTY DETAILS

****AVAILABLE NOW**** - VITALSPACE ESTATE AGENTS are delighted to offer for rent this commercial retail premises measuring 52 Sqm² / 560 Sqft located on Flixton Road in Urmston.. It's excellent location provides a range of benefits, located amongst nearby residential houses and within close proximity to a host of major shops providing high traffic footfall whilst being situated next to Flixton Girls School. This retail unit was formally a cafe and the deceptively spacious premises briefly comprises of a large retail area with a glass frontage measuring 13.38 Sqm² / 144 Sqft leading into a second retail area / kitchen area, a useful storage room and a WC. There is an external courtyard area to the rear of the unit. A useful storage cellar can also be accessed via the second retail area. Please note this is the use of the ground floor only of the premises. Situated close to amenities and other shops with excellent commuter and transport links, ideally placed for schools and nurseries and close to children's play areas. Bus stops providing a good, frequent transport link as well as being just ten minutes drive from the main M60 motorway and Trafford Park. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

LEASE TERMS

Deposit:

£1500.00

Class of Use:

Restaurants and Cafes/Drinking Establishments/Takeaways

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Tenure:

The premises are will be held on a Full Repairing and Insuring lease of 3 years with a 2 year break clause.

RATES

The premises currently has a rateable value of £TBC

For further details visit Gov.uk or contact the business rates department at the local authority.

(This premises could be exempted under small business relief. For enquiries please contact Trafford Borough Council)

EPC:

Energy Performance Asset Rating - C

Meters:

Electric, gas and water meters contained within the cellar space

