

**349-359 PALATINE ROAD
NORTHENDEN, MANCHESTER M22 4FY
FOR SALE – FROM £395,000 PER UNIT (MAY LET)**



**NEW BUILD DEVELOPMENT
INVESTMENT, RETAIL OR RESTAURANT OPPORTUNITY.
OFFERING A TOTAL OF 3,300 SQ.FT.
WHICH COULD BE SPLIT INTO TWO GROUND FLOOR
RETAIL UNITS**

DESCRIPTION

One or Two ground floor retail units offering open plan accommodation and benefits from full height aluminium glazed shop fronts.

The units can be sold individually or as one large unit offering a total of 3,300 sq.ft. Each unit is entered from a separate aluminium glazed entrance door to the front of the building together with rear doors facilitating alternate means of escape and servicing/deliveries as required.



TENURE – Long Leasehold 999 years.

With no ground rent or service charge payable

RATEABLE VALUE

The properties will be assessed for business rates



VIEWING

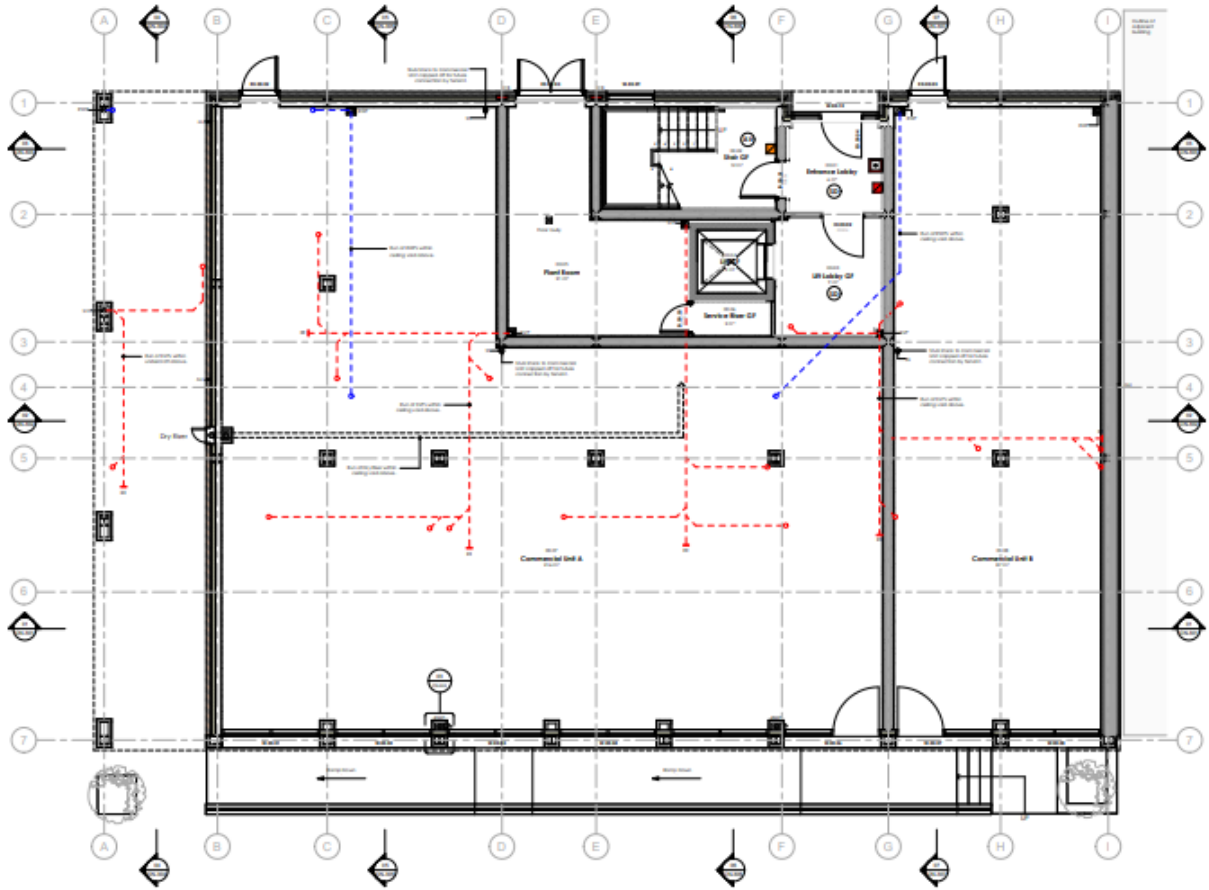
Strictly by appointment by the sole selling agent Thomas Willmax Ltd on 0161 905 3555

USE CLASS

The building falls under class “E” and would be suitable for shop, restaurant, office or consulting/medical use.



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Thomas Willmax nor the vendor or lessor accept any responsibility in respect of these particulars which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



G.A Ground Floor Plan
Scale: 1:50

LOCATION

Northenden village is a popular suburb in South Manchester, located approximately 9.5 miles from Manchester City Centre.

The property is ideally located in the main parade surrounded by a wide variety of high street shops, boutiques, restaurants and bars.

Northenden also has good transport links to Manchester city centre, the airport, Trafford Centre.

