

**345-347 PALATINE ROAD
NORTHENDEN, MANCHESTER M22 4FY
TO LET - £30,000 P.A.**



**TWO STOREY COMMERCIAL UNIT
SUITABLE FOR RESTAURANT / CAFÉ / RETAIL / OFFICE
OR CONSULTING MEDICAL/CLINIC.
WITH BASEMENT STORAGE & OFFICE.
PROVIDING TOTAL 334.26 SQ.M (3,600 SQ.FT.).
PARKING TO THE FRONT AND REAR.**

ENTRANCE

Double fronted property with uPVC entrance door with display window to the side and further double display window, all with the benefit of electric steel roller shutters leading through to

MAIN RETAIL AREA (103.45 sq.m. / 1,114.15 sq.ft.).

Predominantly open plan. False ceiling with inset lighting. Air conditioning. Power points. Fitted bar area. Doors leading through to rear kitchen. Stairs leading to first floor. Further staircase leading to the cellar.

KITCHEN (4.58m x 4.18m)

UTILITY ROOM (5.57m x 4.18m)

With access to the rear parking area.

WC 1 (2.20m x 1.42m)

WC 2 (3.77m x 2.18m)

FIRST FLOOR (95.20 sq.m. / 1,025.37 sq.ft.).

Open plan room with fitted bar area (4.18m x 1.58m).

WC 1 (3.14m x 1.57m)

WC 2 (2.18m x 1.57m)

BASEMENT (95.2 sq.m. / 1,025 sq.ft.).

Comprising 3 chambers and separate office.

OUTSIDE TO THE FRONT

To the front of the property there is tarmac hardstanding providing parking.

OUTSIDE TO THE REAR

To the rear of the property there is an external area providing bin storage. Plus a shared car park with allocated spaces.

LEASE TERMS

Available on new lease terms to be agreed.

BUSINESS RATES

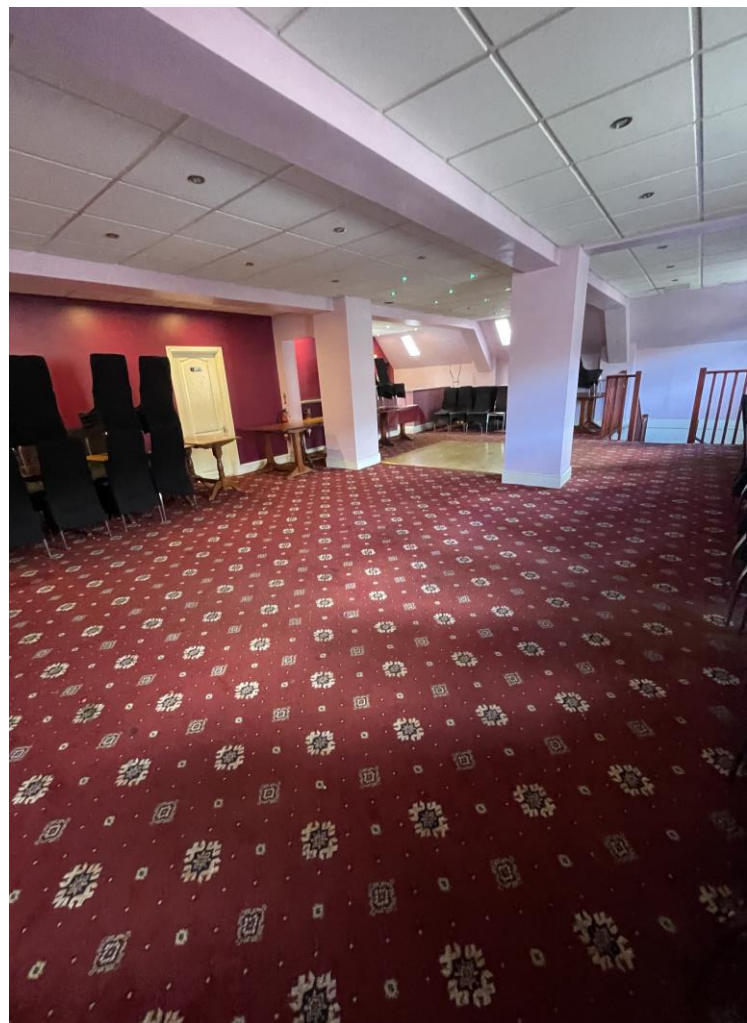
The property is currently listed on the Valuation Office website as having a rateable value of £21,000 p.a. from 1st April 2026.

VIEWING

Strictly by appointment through the sole letting agent, Thomas Willmax on 0161 905 3555

ENERGY PERFORMANCE CERTIFICATE

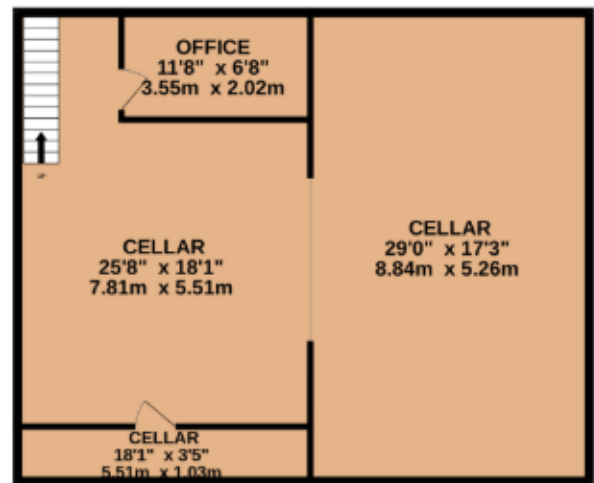
An EPC has been requested and will be made available to interested parties.



GROUND FLOOR
1611 sq.ft. (149.7 sq.m.) approx.



BASEMENT
1025 sq.ft. (95.2 sq.m.) approx.



1ST FLOOR
1025 sq.ft. (95.2 sq.m.) approx.

