

# CHEETHAM HILL

Shopping Centre

Greater Manchester M8 5BN

## TO LET RETAIL UNITS

- Pedestrianised shopping mall
- Free 530 space parking on site
- Tenants include Costa and Iceland
- Anchored by a 75,000 sq.ft Tesco



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# CHEETHAM HILL

## Shopping Centre

Modern retail units with prominent road frontage in Cheetham Hill Village, a popular suburb of Manchester.

### DESCRIPTION

The shopping centre provides a modern retailing environment offering opportunities for all retailers from start up businesses, local independents to regional and national multiples.

- 28 retail units
- Ample glazed frontage
- FREE 530 space car park
- Served by numerous local bus routes
- Rear service yard
- Open plan retail sales area

### TOTAL DEVELOPMENT

70,763 SQ.FT (6,574 SQ.M)



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### PLANNING

Under the new E Use Class the units could be used as a shop, café, restaurant, nursery or gym without the need for a planning application. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

### SERVICE CHARGE & INSURANCE

The units participates in a service charge scheme. The Landlord will insure the premises the premiums to be recovered from the tenant.

### SERVICES

Electricity and water supplies are laid on with drainage to main sewer.

### ENERGY PERFORMANCE

Further information available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### AVAILABLE UNITS

Unit	Retail Area		Rent per Annum	Rateable Value	Service Charge	EPC
9-11*	SUBJECT TO VP		£50,000	£57,500	£3,468.12	TBC
Ground Floor	3,140 sq.ft	292 sq.m	VAT is payable on the rent and service charge			
First Floor	2,629 sq.ft	244 sq.m				

\*Existing tenant would like £220k for goodwill, fixtures and fittings.

AMPLE  
GLAZED  
FRONTAGE

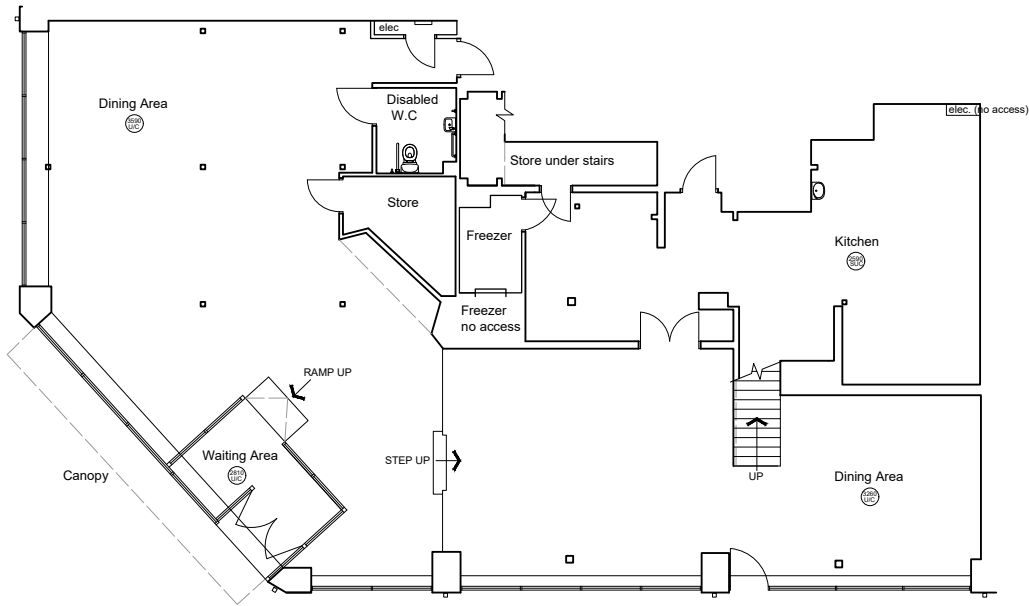
LOCAL  
BUS  
ROUTES



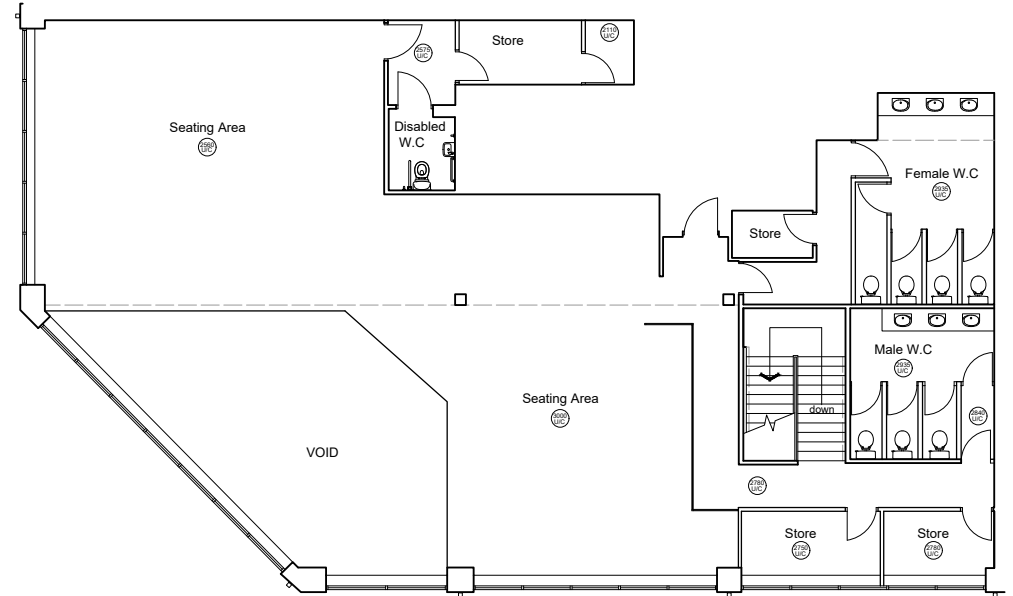
For details of any available “off-market” opportunities, please contact the Asset Manager.

# CHEETHAM HILL

## Shopping Centre



Ground Floor Plan - 3140 sq ft.



First Floor Plan - 2629 sq ft.

# CHEETHAM HILL

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### LOCATION - M8 5BN

Cheetham Hill Shopping Centre is located approximately 3 miles to the north of Manchester city centre and is within 2 miles of junction 19 of the orbital M60 Motorway.

The shopping centre is an open scheme occupying 135,000 sq.ft of retail space anchored by a 75,000 sq.ft Tesco Superstore and the recently opened 17,000 sq.ft Asian Shopping Plaza. The tenant lineup includes Costa Coffee, Cash Convertors, Cream Café and United Bank UK. Iceland and Poundstretcher are close by. The development also benefits from a free 530 space car park.



**CHEETHAM HILL**  
Shopping Centre

**Cheetham Hill**  
Jobcentre

**North Manchester**  
Jamia Mosque

**Abraham Moss**  
Community School

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