

TO LET



PROMINENT ROADSIDE RETAIL/OFFICE PREMISES APPROX 119.32m² (1,284 SQ FT) ON 0.3 ACRES

**FORMER HSBC
VILLAGE WAY/SECOND AVENUE
TRAFFORD PARK
MANCHESTER
M17 1QG**

- Suitable for a variety of uses (STP)
- Highly prominent/heavily trafficked position fronting Village Way
- Village Metrolink Station within close proximity

LOCATION

The property is located on the south side of Village Way at its junction with Second Avenue in Trafford Park, Manchester. Village Metrolink Station is situated diagonally opposite the property. Junction 9 of the M60 Motorway is approx. 1 mile south west, Manchester City Centre approx. 2.5 miles to the east.

DESCRIPTION

The property comprises a former bank premises on a good sized site of approx. 0.3 acres. There is ample parking to the rear of the property.

Internally the property is still fitted out as a former banking hall but would suit a variety of roadside uses under E Class or alternative (STP).

ACCOMMODATION

As measured on a net internal basis the area is as follows:-

119.32m² (1,284 sq ft)

Site area approx. 0.3 acres.

ASKING RENT

The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of **£30,000 per annum**.

BUSINESS RATES

TBC.

EPC

A copy of the EPC is available upon request.

VAT

We are informed that the property is subject to VAT.



VIEWING

By appointment with the sole agent:

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