

# Retail Unit - To Let - 5,220 sq ft

Unit 12/13 Manchester Fort Shopping Park, M8 8EP





## KEY POINTS:

- Manchester Fort Shopping Park is the largest Retail Park in Manchester.
- Extending to 337,262 sq ft (31,332 sq m) across 38 units and complemented by 1,327 free customer car parking spaces.
- Prominently located on A655 Cheetham Hill Road, a key arterial route linking Manchester city centre to the M60 motorway.
- 660,000 catchment population within 15-minute drive time.
- 5.5 million estimated annual footfall across the scheme.

## ACCOMMODATION:

The property is arranged over ground floor and mezzanine and extends to the following approximate area:

Ground Floor:	5,220 sq ft	485 sq m
Mezzanine:	1,784 sq ft	166 sq m

## TERMS:

The property is available on a new full repairing and insuring lease for a term to be agreed.

## RENT:

On application

## BUSINESS RATES:

Rateable Value: £117,000  
UBR 2024/25: £0.546  
Rates Payable: £63,882 per annum

## LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction. For the avoidance of doubt the ingoing tenant will be responsible for Stamp Duty Land Tax (SDLT), and any VAT payable.

## EPC:

Rated B-34 - Full Energy Performance Certificate available upon request.

## CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills or our joint agent, Rosebury Real Estate:

### Andy Hall

T: 07876 442 525  
E: andy.hall@savills.com

### Will Tait

T: 07811 098 645  
E: will.tait@savills.com

### Nalin Nilaweera

T: 07917 839 338  
E: nalin@roseburyre.com





**Important Notice**

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

