Hynes Illingworth

# Harpurhey – Unit 23 North Point Shopping Centre

Contact us on:
**0161 431 0660**

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## Location

Harpurhey is located 3 miles to the north of Manchester City Centre, on the A664 which links directly to Junction 20 of the M60.

North Point Shopping Centre is the principle shopping centre in Harpurhey and is anchored by a large **Asda** foodstore. Other retailers in the scheme include **Wilko, Poundland, Gala Bingo, Iceland** in addition to **North Point Leisure Centre**. The scheme also benefits from a **McDonalds** and **KFC** drive thru which fronts onto a free 500 space shoppers car park.

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## Car Parking

Free 500 space shoppers car park.

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## Accommodation

The premises are arranged over ground floor only, providing the following approximate floor areas:

Ground Floor: 106.37 sq m 1,145 sq ft

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## Lease

The premises are available on a new FRI lease for a term to be agreed.

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## Energy Performance Certificate

An EPC is available upon request.

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## Rent & Review

£28,500 pax

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## Business Rates

The Valuation Office have confirmed the premises have been assessed for rates, as follows:

Rateable Value (2017): £20,750

Rates Payable (18/19): £10,230 pa

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## Service Charge

£2,958 per annum.

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## Viewing

Strictly by arrangement via Hynes Illingworth:

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