BEST ESTATE AGENT GUIDE AWARDS 2025

TOP 500 SALES & LETTINGS

AWARDED FOR MARKETING | SERVICE | RESULTS

CHURCH ROAD
URMSTON

£1,400

EPC GRADE:- TBC

VITALSPACE
INDEPENDENT ESTATE AGENTS

Church Road, Urmston, M41 9DX

PROPERTY DETAILS

AVAILABLE NOW - VITALSPACE ESTATE AGENTS are delighted to offer for rent this commercial retail premises measuring 810 Sqft / 75 Sqm located on the always popular Church Road in Urmston. It's excellent location provides a range of benefits, located amongst nearby residential houses and within close proximity to a host of major shops providing high traffic footfall. Located within a busy shopping parade, this deceptively spacious commercial premise, previously a hair dressers comprises of a bay fronted retail space with glass windows onto the Church Road elevation which leads into two retail zones with a fitted kitchen and WC facilities beyond. Situated close to amenities and other shops with excellent commuter and transport links, ideally placed for schools and nurseries and close to children's play areas. Bus stops providing a good, frequent transport link as well as being just ten minutes drive from the main M60 motorway and Trafford Park. The landlord is looking for a minimum term of a three year full repairing and insuring lease with a deposit of £3000.00, paid in advance. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.

LEASE TERMS

Deposit:
£3000.00
Class of Use:
We understand this premises falls under use class E
Legal Costs:
Each party to be responsible for their own legal and professional costs incurred in this transaction.
Tenure:
The premises are will be held on a Full Repairing and Insuring lease of 3 years with a 2 year break clause.

RATES

The premises currently has a rateable value of £TBC
For further details visit Gov.uk or contact the business rates department at the local authority.
(This premises could be exempted under small business relief. For enquiries please contact Trafford Borough Council)
EPC:
Energy Performance Asset Rating - C
Meters:
Water, gas and electric meters can be found within the shop. No central heating currently installed.