



UNIT 2/3 & UNIT 6 ALBERT PLACE | RIBBLE DRIVE |
WHITEFIELD | MANCHESTER | M45 8NE



695 sq ft & 1,084 sq ft (65 sq m & 101 sq m)



WELL LOCATED SUBURBAN LOCK UP
RETAIL UNITS

SUITABLE FOR A VARIETY OF TRADES –
SUBJECT TO CONSENTS

FOR SALE

DESCRIPTION

Units 2/3 and Unit 6 are ground floor lock up retail units within a terrace of similar units located within a residential development scheme.

The shops are of brick construction with solid concrete floor and an effective open plan retail/commercial aspect with display frontage.

Unit 2/3 is a double unit which is to be refurbished to a developers shell and Unit 6 is a single shop unit currently fitted out as a hairdressers.

An internal inspection is highly recommended.

LOCATION

Unit 2/3 and Unit 6 are located on Albert Place which is a small suburban local shopping parade at Ribble Drive, Whitefield in the midst of a densely populated residential area.

On Albert Place is a takeaway and a chemist. Please refer to attached location map.

SERVICES

We understand that all mains services are available.

FLOOR AREA

The units comprise follows:

Unit 2/3 1,084 sq ft
Unit 6 695 sq ft

EPC

Available on request.

TERMS

The units are available of flexible lease terms for a period to be agreed. Rent on Unit 2/3 £12,000/annum, rent on Unit 6 £6,000/annum

RATES

Details on application.

VIEWING

By prior appointment with the sole letting agents:
Houghton Warburton: 0161 839 0080.



Messrs. Houghton Warburton for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:

- (1) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract.
- (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (3) No person in the employment of HW Property Ltd. or any joint agents has any authority to make or give any representation or warranty whatever in relation to the property.
- (4) All rentals and prices are quoted exclusive of VAT.
- (5) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state of condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.

