

To Let
£49,000 p.a. exclusive



Prominent Ground Floor Retail Unit

3,104 SQ FT (288.36 SQ M)

📍 UNIT 5 M PARK, LIME SQUARE, ASHTON OLD ROAD, MANCHESTER, M11 1DA

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent ground floor retail unit extending to 3,104 sq ft
- Located within M Park Lime Square, a dominant East Manchester retail destination
- Approximately 3 miles east of Manchester City Centre
- Anchored by an 80,000 sq ft Morrisons superstore
- Adjacent to national occupiers including B&M, Greggs and Costa Coffee
- Extensive glazed frontage providing strong visibility and branding opportunities
- Open-plan sales area with ancillary storage, office and staff facilities
- Dedicated rear servicing access and use of communal customer parking
- Rental £49,000 per annum exclusive



LOCATION

The property is located within M Park Lime Square in Openshaw, Manchester, approximately 3 miles east of Manchester City Centre. Anchored by an 80,000 sq ft Morrisons superstore, the scheme serves as a key retail and leisure destination for the surrounding East Manchester catchment, benefiting from strong daily footfall and a large residential population.

The estate comprises a strong mix of national occupiers including B&M, Savers, The Gym Group, Costa Coffee and Greggs, providing a diverse retail, food and leisure offer. The scheme benefits from excellent accessibility, extensive customer parking and strong visibility, making it one of the principal retail destinations in East Manchester.

DESCRIPTION

The property comprises a 3,104 sq ft ground floor retail unit benefiting from a prominent glazed frontage and strong visibility within Lime Square. The accommodation provides an open-plan sales area with ancillary storage, office, staff room and WC facilities to the rear.

Positioned adjacent to established national retailers and opposite customer parking, the unit benefits from excellent footfall and is suitable for a variety of retail, leisure or service-led occupiers, subject to the necessary consents.

Please see appended Floor Plan.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	SQ M	SQ FT
Unit 5	288.36	3,104

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

Rental - £49,000 per annum exclusive.

SERVICE CHARGE & INSURANCE

Service Charge: Approx. £7,417 per annum

Insurance: Approx £435 per annum

VAT

VAT is applicable and will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £34,750, with effect from 1st April 2026. **Interested parties are advised to make their own enquiries direct with the Local Rating Authority (Manchester City Council) to clarify the rates payable for the property.**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

USE

E-class - commercial, business and service. May suit other uses (subject to planning permission). **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Manchester City Council).**

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

The property has an current Energy Efficiency Rating of D(84). The certificate is valid until 6th December 2030. A full copy of the Report is available upon request.

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84 D

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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